

APPENDIX G-3
Phase I Environmental Assessment



May 5, 2006

County of San Diego

Attention: Ms. Lory Nagem
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

**SUBJECT: Phase I Environmental Site Assessment (ESA) for the Property
Reported within RBF JN 25-100831.005, dated January 24, 2003,
Located within the Community of Jamul, County of San Diego, State
of California**

Dear Ms. Nagem,

RBF Consulting (RBF) originally prepared a Phase I Environmental Site Assessment (ESA) dated January 24, 2003, for Mr. Streeter Parker in order to evaluate the potential presence of hazardous materials and the expected nature of any identified materials that may be present on the subject site. This letter allows the County of San Diego to rely on the above-mentioned Phase I ESA to the same extent as Mr. Streeter Parker, with the understanding that the original Phase I ESA only addresses on-site conditions through January 24, 2003. Therefore, the County of San Diego assumes all risks of relying on the Phase I ESA to address any issues that may have occurred on the subject site after **January 24, 2003**. Additionally, please note the following:

1. We hereby state that, to the best of our knowledge and beliefs, the statements and opinions contained in the Phase I ESA are true and correct as of January 24, 2003.
2. We have had no previous, present, or prospective financial interest in the Property.
3. We have no personal or financial interest with Mr. Streeter Parker, nor does Mr. Streeter Parker, have a personal or financial interest in RBF.
4. No pertinent information was knowingly withheld in preparing the Phase I ESA.
5. Mr. Streeter Parker did not have any undue influence over our findings, conclusions, or recommendations in the Phase I ESA and our compensation was not contingent upon reporting the condition of the Property in any specific manner.

Sincerely,

A handwritten signature in black ink that reads 'Richard Beck'.

Richard Beck, REA
Project Manager

PLANNING ■ DESIGN ■ CONSTRUCTION

14725 Alton Parkway, Irvine, CA 92618-2027 ■ P.O. Box 57057, Irvine, CA 92619-7057 ■ 949.472.3505 ■ Fax 949.472.8373

Offices located throughout California, Arizona & Nevada ■ www.RBF.com



PLANNING ■ DESIGN ■ CONSTRUCTION

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Hills of Sienna
180-Acre Agricultural Site
(APNs 597-050-13-00, 597-060-02-00,
597-070-02-00, 03, & 05)

Community of Jamul
County of San Diego, State of California

Prepared For:

Mr. Streeter Parker
14131 Hillside Drive
Jamul, California 91935
619/669-6558

Consultant:

RBF CONSULTING
14725 Alton Parkway
Irvine, California 92618
Contact: Mr. Bruce R. Grove Jr., REA
949/855-3686

January 24, 2003

JN 25-100831

STATEMENT OF ENVIRONMENTAL PROFESSIONALS

Statement of Quality Assurance

I have performed this Assessment in accordance with generally accepted environmental practices and procedures, as of the date of this report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained with this Assessment are based upon site conditions I readily observed or were reasonably ascertainable and present at the time of the site inspection.

The conclusions and recommendations stated in this report are based upon personal observations made by employees of RBF and upon information provided by others. I have no reason to suspect or believe that the information provided is inaccurate.

Signature of RBF Environmental Assessor-*Richard Beck*



Signature/Environmental Assessor

Statement of Quality Control

The objective of this Environmental Site Assessment was to ascertain the potential presence or absence of environmental releases or threatened releases that could impact the subject site, as delineated by the Scope-of-Work. The procedure was to perform reasonable steps in accordance with the existing regulations, currently available technology, and generally accepted engineering practices in order to accomplish the stated objective.

The Scope of this Assessment does not purport to encompass every report, record, or other form of documentation relevant to the subject site being evaluated. Additionally, this Assessment does not include or address reasonable ascertainable Environmental Liens currently recorded against the subject site. To the best of my knowledge, this Environmental Site Assessment has been performed in compliance with RBF Standard Operating procedures protocol for Phase I Environmental Site Assessments.

Signature of RBF Environmental Project Manager-*Bruce R. Grove Jr., REA #06865, CEI #14551*



Signature/Environmental Project Manager



January 24, 2003

JN 25-100831

Mr. Streeter Parker
14131 Hillside Drive
Jamul, California 91935

SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT
180-Acre Agricultural Site (APNs 597-050-13-00, 597-060-02-00, 597-070-02-00, 03, and 05) Located within the Community of Jamul, County of San Diego, State of California

Dear Mr. Parker:

RBF Consulting (RBF) is pleased to submit this Phase I Environmental Site Assessment for the above referenced project, herein referenced as the "subject site." This Assessment has been prepared to evaluate the potential presence of hazardous materials and the expected nature of the materials that may be on the subject site addressed within this Assessment. This Assessment has been prepared for the sole use of **Mr. Streeter Parker**, for the above referenced subject site. Neither this Assessment, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than **Mr. Streeter Parker**.

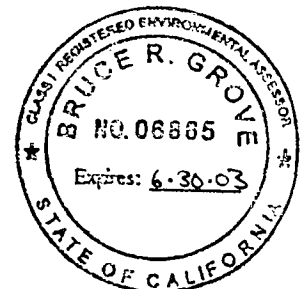
The Phase I Environmental Site Assessment was performed in general accordance with ASTM Standard Practice E 1527-00, the scope-of-services and inherent limitations presented in our proposal. The Assessment is not intended to present specific quantitative information as to the actual presence of hazardous materials on or adjacent to the subject site, but is to identify the potential presence based on available information.

Should you or your staff have any questions after reviewing the attached report, please do not hesitate to contact me at 949/855-3686.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruce R. Grove Jr.", is written over a light background.

Bruce R. Grove Jr., REA
Project Manager, Environmental Assessor



PLANNING ■ DESIGN ■ CONSTRUCTION

14725 Alton Parkway, Irvine, CA 92618-2027 ■ P.O. Box 57057, Irvine, CA 92619-7057 ■ 949.472.3505 ■ Fax 949.472.8373

Offices located throughout California, Arizona & Nevada ■ www.RBF.com

printed on recycled paper

TABLE OF CONTENTS

Page

1.0	INTRODUCTION	
1.1	Subject Site	1.0-1
1.2	Executive Summary	1.0-9
1.3	Scope of Services and Methodology Used	1.0-13
1.4	Limiting Conditions of Assessment	1.0-15
2.0	PHYSICAL SETTING	
2.1	Subject Site Description	2.0-1
2.2	Topography	2.0-2
2.3	Current Uses of Adjoining Properties	2.0-2
2.4	Geologic Conditions	2.0-3
2.5	Biological Setting	2.0-4
2.6	Drainage and Hydrology	2.0-4
2.7	Groundwater and Water Wells	2.0-5
3.0	HISTORICAL AND REGULATORY INFORMATION SEARCHES	
3.1	Historical Site Usage	3.0-1
3.2	Regulatory Sources	3.0-5
4.0	POTENTIAL AREAS OF ENVIRONMENTAL CONCERN	
4.1	On-Site Observations	4.0-1
4.2	Off-Site Observations	4.0-4
5.0	FINDINGS, OPINIONS, AND RECOMMENDATIONS	
5.1	Findings	5.0-1
5.2	Consultant's Opinion/Recommendation	5.0-3
5.3	Formal Recommendations	5.0-4
6.0	REFERENCES	6.0-1
	LIST OF EXHIBITS	
1.	Regional Vicinity	1.0-2
2.	Site Vicinity	1.0-3
3A.	Subject Site-Parcel Map	1.0-4
3B.	Subject Site-Parcel Map	1.0-5
3C.	Subject Site-Parcel Map	1.0-6
4.	Subject Site Areas	1.0-8
4.	On-site Photographs	4.0-5
5.	Off-site Photographs	4.0-13
	LIST OF TABLES	
1.	Identified Regulatory Sites Within a One-Mile of the Subject Site	3.0-8
7.0	APPENDIX	
A.	EDR Search	
B.	Documentation	
C.	Qualifications of Environmental Professionals	

INTRODUCTION

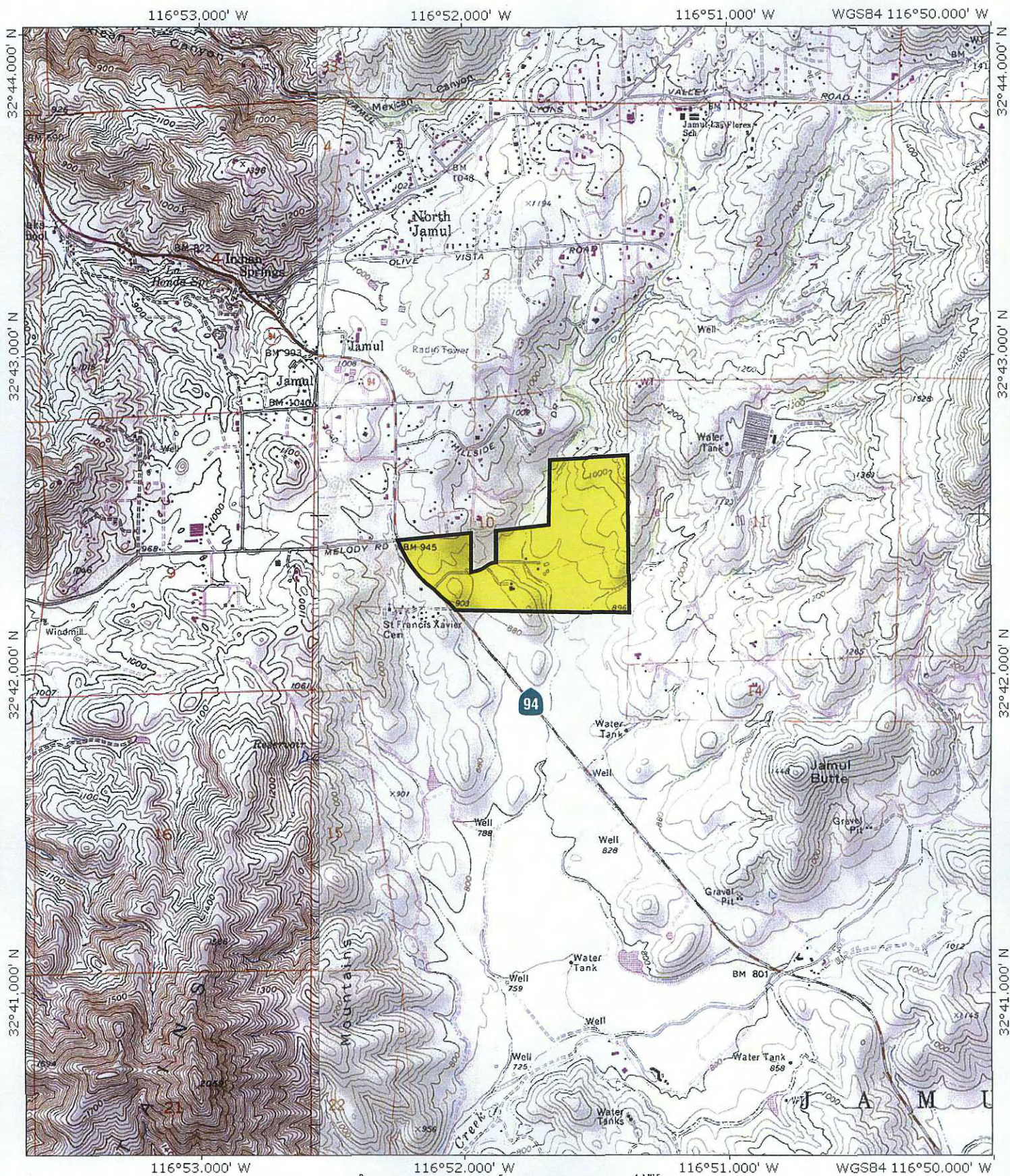
*The purpose of conducting this Phase I Environmental Site Assessment is to permit the use of this report to satisfy one of the requirements to qualify for the Innocent Landowner Defense to CERCLA (Superfund Law) liability, by providing an appropriate inquiry into the previous uses of the property in order to identify **Recognized Environmental Conditions**. As defined in ASTM Standard Practice E 1527-00, a **Recognized Environmental Condition (REC)** is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include "**de minimis**" conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be "**de minimis**" are not **Recognized Environmental Conditions**.*

1.1 SUBJECT SITE

The approximate 180-acre "Hills of Sienna" Property, herein referenced as the "subject site" within this Assessment, is located east of the State Route 94 (SR-94)/Campo Road and Peaceful Valley Road intersection, within the Community of Jamul, County of San Diego, State of California (T.17S, R.1E, Sec. 10, SBBM) (refer to Exhibit 1, *Regional Vicinity* and Exhibit 2, *Site Vicinity*).

The subject site is comprised of five (5) multi-shaped, partially developed parcels, which are described as Assessor's Parcel Numbers (APNs) 597-050-13-00 (45.34-acres), 597-060-02-00 (28.85-acres), 597-070-02-00 (27.45-acres), 03 (35.38-acres), and 05 (44.54-acres). Collectively, the parcels comprise a gross area of approximately 181.56-acres, which presently consist of bare soil, row crops, agricultural drainages, residential units, maintenance yards, and associated agricultural structures (refer to Exhibits 3A through 3C, *Subject Site*). The on-site parcels have a street address described as 14135 Campo Road, which has primarily been issued to the on-site residential unit, currently occupied by the subject site land owner.

The majority of the subject site has been disturbed by extensive dry-farming activities for more than forty (40) years; the subject site is currently utilized for dry-farming oat hay. Several unimproved roadways are located within the boundaries of the subject site; on-site access is provided via a gated entrance along Peaceful Valley Ranch Road, immediately east of Campo Road. On-site topography is approximately 880 feet above mean sea level (msl) and gently slopes to the south.



TN*
MN
13°

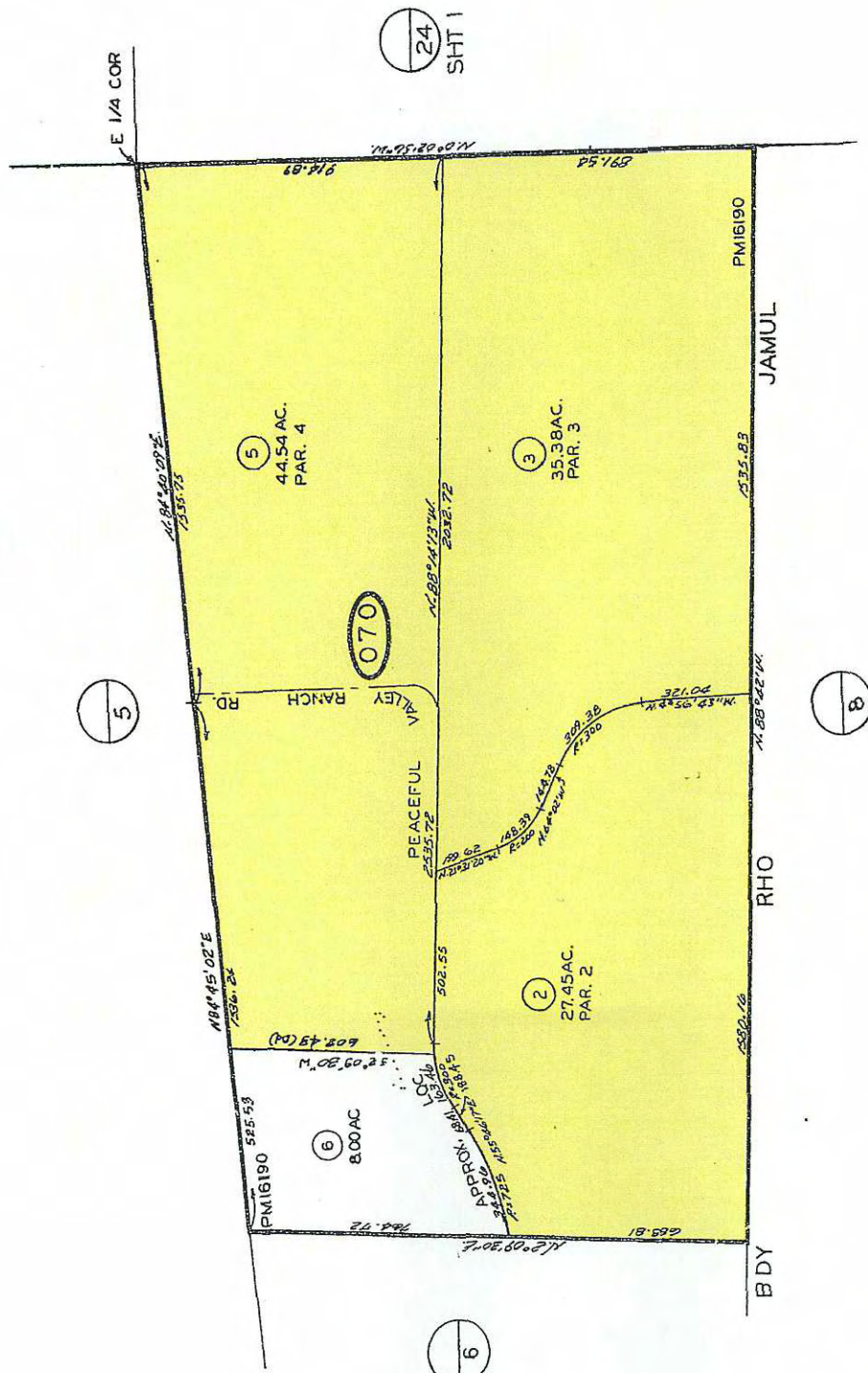
Source: USGS Dulzura, CA, 1988
USGS Jamul Mountains, CA, 1994

RBF
CONSULTING

0 2500'
1/22/03 JN 25-100831-9989

HILLS OF SIENNA • PHASE I ESA
Site Vicinity

Exhibit 2



Subject Site

Source: Assessor's Parcel Map Bk 597, pg 07,
County of San Diego

HILLS OF SIENNA • PHASE I ESA

Subject Site

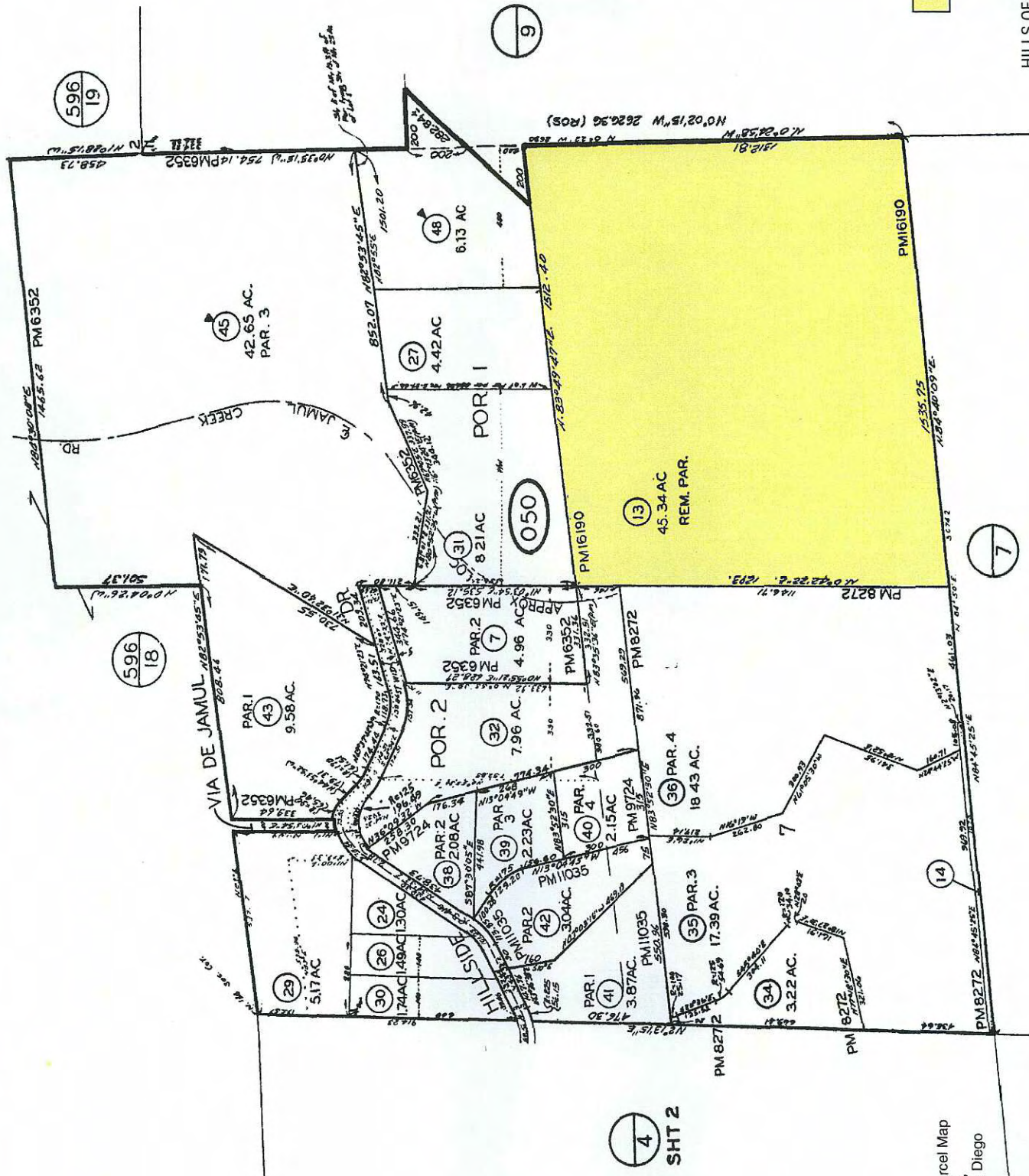
APN 597-070-02, 03, 05

Exhibit 3B



not to scale

1/23/03 JN 25-100831-9989



Subject Site



Source: Assessor's Parcel Map
Bk 597, pg 05,
County of San Diego

HILLS OF SIENNA • PHASE I ESA
Subject Site
APN 597-050-13

Exhibit 3C



RBF
CONSULTING

not to scale

1/23/03 JN 25-100831-9889

The property is fairly level with over 70% of the property having a slope gradient of less than 15%. Several artificial and natural agricultural drainages are located within the boundaries of the subject site, which ultimately convey surface water flow off-site to the south.

For the purposes of this Assessment, the subject site has been divided into four (4) separate **Areas**, herein referred to as **Areas 1, 2, 3, and 4** (refer to Exhibit 4, *Subject Site Area Map* for an aerial view of the subject site).

Four (4) residential units are located within the boundaries of the subject site; however, approximately nine (9) structures are present on the subject site. The following summary provides a brief description by **Area** of on-site structures and equipment maintenance/storage practices observed during the site inspection (refer to Section 1.2.1, *Site Inspection*, and Section 4.0, *Potential Areas of Environmental Concern*, for a complete discussion):

Area 1:

Area 1 consists of one (1) structure, a debris pile, aboveground storage tanks, a tractor parking/turn around area, and contains one (1) water well. This area is located on the southern portion of the subject site.

Area 2:

Area 2 generally consists of a 5-acre organic farm currently leased out by the subject site's owner. The site is located within the central portion of the subject site, primarily delineated by wire fencing. Unimproved dirt access roads bisect and bound **Area 2** in all directions.

Area 3:

Area 3 is located to the west of **Area 2** and is generally within the central portion of the subject site, which is developed and contains several structures. Generally, **Area 3** is considered a staging and maintenance area for agricultural activities. Within this main area, structures include a barn, maintenance workshops, a residential structure, a small shed, horse stables, and a temporary greenhouse structure. A tractor staging area is located immediately south of the maintenance workshops.

Area 4:

Area 4 is located within the western portion of the subject site and situated atop of a hill, which provides a global view of the on-site environment. **Area 4** is considered the main on-site residential unit, which is currently occupied by the on-site owner. The current on-site owner, Mr. Doc Dedrick, has owned the property for approximately (40) years.

Overall, the subject site is primarily situated within an agricultural area of the Community of Jamul. Surrounding land uses consist of agricultural, residential, and commercial uses. Refer to Section 2.0, *Physical Setting*, for a complete description of on-site and off-site conditions.

1.1.1 Anticipated Future Uses

According to Mr. Streeter Parker, future on-site uses are anticipated to consist of residential uses. More specifically, the Hills of Sienna project proposes the development of 50-60 single-family residential homes on two-acre lots. The project will receive water service from the Otay Water District and sewer will be provided by individual sub-surface septic systems. The project also includes development of interior residential roadways to serve the proposed lots.

1.2 EXECUTIVE SUMMARY

A partial summary of results of the Phase I Environmental Site Assessment is as follows (refer to Sections 2.0 through 5.0 of this Assessment for a complete discussion of our investigation and conclusions):

1.2.1 Site Inspection

Evidence of recognized environmental conditions within the boundary of the subject site were observed during the January 17, 2003 site inspection which consisted of the following:

Several areas within the boundaries of the subject site were noted to contain various materials that have been identified as a source for creating a potential recognized environmental condition. These areas consist former aboveground storage tanks (ASTs), one (1) undocumented underground storage tank (UST), several 55-gallon drums, unsealed 5-gallon buckets (that were observed to contain waste-oil), stained soils, abandoned vehicle equipment (old tractors), and miscellaneous debris.

Area 1:

Area 1 consists of one (1) structure, debris pile, ASTs, a tractor parking/turn around area, and contains one (1) water well. The on-site structure appeared to be utilized for miscellaneous agricultural supplies. One (1) portable toilet and temporary shower adjoins the structure to the south. A miscellaneous debris pile was noted immediately to the north of the **Area 1** structure. Generally, the debris consisted of rusted-out steel agricultural equipment, two (2) empty ASTs, one (1) bathtub, one (1) car battery, and one (1) 5-gallon portable metal gasoline tank, which appeared to be half-full. A rag was used as a lid for the gasoline container, and evidence of spillage was noted via a strong petroleum odor and stressed vegetation around the container. It should be noted that the ground surface underneath the debris pile was not visible during the January 17, 2003 site inspection. Multiple plastic storage containers (similar to containers utilized for liquid fertilizer) were also noted on the northern portion of **Area 1**; disced and graded soil was noted to the east.

Area 2:

Area 2 generally consists of a 5-acre organic farm currently leased out by the subject site's owner. According to interviews with on-site field workers, the organic operation has been in practice for approximately four (4) years. No pesticides

and/or herbicides are currently used within the organic farm, which is delineated by a wire fence on all borders. The organic farm consisted of a variety of row crops during the January 17, 2003 site inspection.

In addition to row crops, three (3) temporary tent-like structures were located within the boundaries of **Area 2**. These temporary structures were utilized by on-site workers for tool storage, minor equipment staging, and shelter. Debris piles, primarily consisting of plastic irrigation piping and wood products, were noted on eastern and western borders of **Area 2**. No evidence of an environmental condition was noted within the organic farming portion of the subject site.

Area 3:

Area 3 is located within the central portion of the subject site that is developed and contains several structures. Generally, **Area 3** is considered a staging and maintenance area for agricultural activities. Within this main area, structures include a barn, maintenance workshops, a residential structure, a small shed, stables, and a temporary greenhouse structure. A tractor staging area is located immediately south of the maintenance workshops. The staging area is located on soil and covered by gravel; a metal roof covers the tractor and associated agricultural equipment. Surficial staining of the ground surface, along with a strong petroleum odor, was noted within the tractor staging area. Unsealed 5-gallon buckets, which appeared to contain waste-oil, were located within the staging area. Spillage and a material threat from the uncovered buckets appeared to be physically evident.

According to an on-site interview with the current owner, Mr. Doc Dedrick, one (1) underground storage tank (UST) is present within the northern side of the maintenance shop. Evidence of a vent pipe and/or former pump holder within the vicinity of the shop was noted during the January 17, 2003. Subsequent interviews with the County of San Diego, Department of Environmental Health, and Building Services Department, identified no documentation with respect to the probable on-site UST.

Approximately seven (7) 55-gallon drums were noted approximately 30-feet to the north of the maintenance shop. Three (3) of the drums were located within a locked storage shed; a petroleum odor and hand pump were noted. The storage shed was locked and appeared to be on an elevated concrete foundation during the January 17, 2003 site inspection.

The on-site maintenance shop(s) contained hazardous materials (i.e. oil, grease, solvents, paints) typical of maintenance garages. The shop was constructed on a concrete foundation; no evidence of staining or odor was noted within the maintenance shop during the January 17, 2003 site inspection.

One (1) AST was noted along the unimproved road immediately northwest of **Area 3**. The AST appeared to be associated with liquid propane. No evidence of odor or leakage was noted.

Area 4:

Area 4 is considered the main on-site residential unit, which is currently occupied by the on-site owner. According to on-site interviews and RBF's literature review

of available records (i.e. historical topographic maps and aerial photographs), **Area 4** has historically been utilized for residential purposes. Two (2) structures, which appeared to be a car garage and main house are located within **Area 4**. Generally the structures are surrounded by ornamental and native landscaping, typical of residential areas. No evidence of an environmental condition was noted within **Area 4**.

1.2.2 Asbestos Containing Materials

Based upon the year the existing structures present on the subject site were built (prior to 1978), the potential for asbestos containing materials (ACMs) to be found on-site is considered likely.

1.2.3 Lead-Based Paints

Based upon the year the existing structures present on the subject site were built (prior to 1978), the potential for lead-based paints (LBPs) to be found on-site is considered likely.

1.2.4 Adjacent Properties

The presence of hazardous materials on the subject site that may have been generated from adjacent properties was not visible during the January 17, 2003 site inspection.

1.2.5 Public Records

Available public records were reviewed. The lists which were reviewed identified no regulatory sites reported within the boundaries of the subject site. The lists identified two (2) listed regulatory properties located within a one-mile radius of the subject site. A "**recognized environmental condition**" (REC) on the subject site caused by these sites is considered to be low due to the groundwater flow direction; the distance and direction from the subject site; and/or the status of the identified sites. Refer to Section 3.0, *Historical and Regulatory Information Searches*, for a detailed discussion.

1.2.6 Historic Recognized Environmental Condition

A "**historic recognized environmental condition**" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. HRECs are generally conditions which have in the past been remediated to the satisfaction of the responsible regulatory agency. Based on this definition, no HRECs were identified within the boundaries of the subject site.

1.2.7 Historical Use(s) Information

Based upon the site inspection, review of available historical aerial photographs, and interviews, portions of the subject site were historically disced for dry-farmed uses for the past 40 years. According to an interview with Mr. Frank Lammeland, Farm Advisor with the University of California (referred to by the County of Riverside), dry farming typically uses fewer pesticides than row crops and year round farming practices. Mr. Lammeland also indicated that if pesticides are present, they are generally negligible and/or in extremely low amounts. Therefore, it is RBF's recommendation that sampling for elevated levels of pesticide concentrations is not warranted based on the interviews conducted during the course of this Assessment and the overall history of the subject site.

1.2.8 Opinions/Recommendations

Based on the records and other data reviewed during the preparation of this Phase I Environmental Site Assessment, in accordance with ASTM Standard Practice E 1527-00 and the scope-of-services, and subject to the limitations thereof, the following measures are recommended:

- ◆ All miscellaneous vehicles, maintenance equipment and materials (i.e., fertilizer, lubricants, grease, waste-oil, gasoline), construction/irrigation materials, miscellaneous stockpiled debris, aboveground storage tanks, 55-gallon drums, and 5-gallon buckets, should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.
- ◆ Due to visible evidence of dark surface soil staining of oil/petroleum products located within **Area 1** (within the miscellaneous debris pile) and **Area 3** (tractor staging area) soil should be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining (evidence of petroleum products) appears to continue below the ground surface, sampling should be performed to characterize the extent of contamination and identify appropriate remedial measures.
- ◆ The location of the undocumented underground storage tank (UST) should be determined. If present, the UST should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.
- ◆ The storage and debris piles (irrigation piping, old vehicle parts, pallets, 55-gallon drums) identified within **Areas 1, 2, and 3** should be removed from the property and properly disposed. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.
- ◆ Water wells are located within the boundaries of the subject site. The wells should be properly removed and abandoned pursuant to the latest procedures required by the local regulatory agency. Associated equipment (i.e. diesel fuel tank, concrete, piping, and associated materials) should be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials should be performed.
- ◆ A visual inspection of the interior of all storage structures is recommended prior to construction/demolition activities. In the event that hazardous materials are encountered, they should be properly tested and then properly disposed of pursuant to State and Federal regulations.

- ◆ If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:
 - Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
 - Notify the Project Engineer of the implementing Agency;
 - Secure the area as directed by the Project Engineer; and
 - Notify the implementing agency's Hazardous Waste/Materials Coordinator

1.3 SCOPE OF SERVICES AND METHODOLOGY USED

The scope of this Phase I Environmental Site Assessment (ESA) follows guidance provided in American Society for Testing Materials (ASTM) Standard Practice E 1527-00. The ASTM 1527-00 document outlines a procedure for completing ESAs that includes a review of records, site reconnaissance, and interviews where possible. The ASTM document recommends the following regulatory database search distances from a property:

- ◆ National Priorities List (NPL)-1.0 mile
- ◆ RCRA Corrective Action Report (CORRACTS)-1.0 mile
- ◆ Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS/NFRAP)-0.5 mile
- ◆ RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD)-0.5 mile
- ◆ RCRA Registered Small or Large Generators of Hazardous Waste (GNRTR)-0.125 mile
- ◆ State CERCLIS (SCL)-0.5 mile
- ◆ State Equivalent Priority List (SPL)-1.0 mile
- ◆ Toxic Release Inventory Database (TRIS)-0.25 mile
- ◆ Leaking Underground Storage Tanks (LUST)-0.5 mile
- ◆ Solid Waste Landfill List (SWLF)-0.25 mile
- ◆ RCRA Violations/Enforcement Actions (RCRA Viol)-0.25 mile
- ◆ Registered Underground or Aboveground Storage Tank Database (UST/AST)-0.25 mile
- ◆ ERNS and State Lists (SPILLS)-0.125 mile

The objectives of the Phase I ESA contained herein are as follows:

- ◆ Evaluate the potential for hazardous materials on the subject site based upon readily discernible and/or documented present and historic uses of the property and uses immediately adjacent to the site; and
- ◆ Generally characterize the expected nature of hazardous materials that may be present as a result of such uses, within the limits imposed by the scope of this Assessment.

This Assessment is not intended to provide specific qualitative or quantitative information as to the actual presence of hazardous materials at the site, merely to identify the potential presence based on available information. To achieve the objectives of this Assessment, RBF conducted a Phase I Environmental Site Assessment of the subject site to provide preliminary conclusions relative to site conditions.

The assessment included the following components, which are designed to aid in the discovery and evaluation of recognized environmental conditions:

- ◆ RBF performed a site visit on January 17, 2003 consisting of a visual examination of the subject site for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation, indications of waste dumping or burial, pit, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists; and underground and above ground storage tanks. RBF observed the physical characteristics of the property (i.e., apparent runoff directions, location of paved areas, etc.). It should be noted that the site visit specifically excluded any subsurface investigation including, but not limited to, sampling and/or laboratory analysis.
- ◆ An investigation of historical use of the subject site by examining locally available aerial photographs (one source) and other readily available historical information, for evidence of potential environmental concerns associate with prior land use.
- ◆ A review of information available on general geology and topography of the subject property and local groundwater conditions.
- ◆ A review of environmental records available from the property owner or site contact including regulatory agency reports, permits, registrations, and consultant's reports for evidence of potential environmental concerns.
- ◆ A site property line visual assessment of adjacent properties for evidence of potential off-site environmental concerns that may affect the subject property.
- ◆ A review of a commercial database summary (provided by Environmental Data Resources, Inc.), of federal, state and local regulatory agency records pertinent to the subject property and off site facilities located within ASTM-specified search distances for the subject property.
- ◆ RBF compiled the data reviewed, discussed findings, formulated conclusions, opinions and recommendations, and prepared this written report presenting the findings of the Phase I Environmental Site Assessment.

The performance of the Phase I ESA was not limited by any extraordinary conditions or circumstances.

1.4 LIMITING CONDITIONS OF ASSESSMENT

The findings and professional opinions of RBF are based on the information made available to RBF (listed in Section 6.0, *References*) from public records, and should be understood to be preliminary only.

RBF makes no warranties either expressed or implied, concerning the completeness of the data made available to us for this study and withholds certification of any type concerning the presence or absence of contamination of the subject site. RBF is not responsible for the quality or content of information from these sources. The report states our conclusion based on the limitations of our Scope-of-Services, in accordance with generally accepted standards for a Phase I Environmental Site Assessment.

Subsurface exploration, geologic mapping, laboratory testing of soil or water samples, lead and asbestos sampling, and operations/inventory review of adjacent uses were not performed in connection with this Assessment. This Assessment represents our professional judgement, based on the level of effort described above, as to the present potential for hazardous materials at the site.

Subsurface exploration, sampling and laboratory testing should be performed if it is deemed necessary or required to quantify the actual absence or presence of hazardous materials and recommend possible remediation measures for such hazardous materials (a "Phase II" investigation).

This Assessment addressed the likelihood of the presence of hazardous substances and/or petroleum products resulting from past and current known uses of the property and nearby properties. Certain conditions, such as those listed below, may not be revealed:

- ◆ Naturally occurring toxins in the subsurface soils (i.e., radon), rocks, or water, or toxicity of the on-site flora;
- ◆ Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- ◆ Biological pathogens;
- ◆ Subsurface contaminant plume from a remote source;
- ◆ Contaminants or contaminant concentrations that do not violate present regulatory standards but may violate such future standards; and
- ◆ Unknown site contamination, such as "midnight dumping" and/or accidental spillage which could have occurred after RBF's site visit.

The information and opinions rendered in this Assessment are exclusively for use by Mr. Streeter Parker. RBF will not distribute or publish this report without the consent of Mr. Streeter Parker-except as required by law or court order. The information and opinions expressed in this Assessments are given in response to RBF's Scope-of-Services and Limitations indicated above and should be considered and implemented only in light of the Scope-of-Services and Limitations. The services provided by RBF in completing this Assessment were consistent with normal standards of the profession. No warranty, expressed or implied, is made.

PHYSICAL SETTING

Physical setting sources typically provide information regarding geologic, hydrogeologic, hydrologic, or topographic characteristics of a property. The following information is primarily based on review of the United States Geological Survey (USGS) Dulzura and Jamul Mountains, California Quadrangles, dated 1988 and 1975, review of the San Diego Area, California Soil Survey, dated 1973, and a site inspection conducted by RBF on January 17, 2003. Other miscellaneous resources utilized within this section and throughout the Assessment are referenced in Section 6.0, REFERENCES.

2.1 SUBJECT SITE DESCRIPTION

2.1.1 Location

The approximate 180-acre "Hills of Sienna" Property, herein referenced as the "subject site" within this Assessment, is located east of the State Route 94 (SR-94)/Campo Road and Peaceful Valley Road intersection, within the Community of Jamul, County of San Diego, State of California (T.17S, R.1E, Sec. 10, SBBM). The main on-site residential structure is reported to have a street address of 14135 Campo Road.

2.1.2 Current Use(s) of the Subject Site

The subject site is comprised of five (5) multi-shaped, partially developed parcels, which are described as Assessor's Parcel Numbers (APNs) 597-050-13-00 (45.34-acres), 597-060-02-00 (28.85-acres), 597-070-02-00 (27.45-acres), 03 (35.38-acres), and 05 (44.54-acres). Collectively, the parcels comprise a gross area of approximately 181.56-acres, which presently consist of bare soil, row crops, agricultural drainages, residential units, maintenance yards, and associated agricultural structures.

The majority of the subject site has been disturbed by extensive dry-farming activities for more than forty (40) years; the subject site is currently utilized for dry-farming oat hay.

2.1.3 Description of On-Site Structures and Roads

On-site access is provided via a gated entrance along Peaceful Valley Ranch Road, immediately east of Campo Road. Several unimproved roadways are located within the boundaries of the subject site. The dirt roads (utilized for agricultural practices) are located throughout the subject site and along the site's boundaries. The on-site roads appeared to be properly maintained and generally consisted of compacted soil.

Generally, the on-site structures are of wood frame construction, with stucco and wood siding, on a concrete foundation. All on-site structures appeared to be single-story.

2.1.4 Zoning/Land Use Records

Zoning/land use records generally consists of records of the local government in which the subject site is located and indicates the use permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. The subject site currently consists of agricultural and residential land uses. The westerly 28.9 -acres are designated (17) Estate (1 du/2,4 ac) and is zoned A72 General Agriculture (1 du/2ac); the remainder of the property is designated (18) Multiple Rural Use (1 du/4,8,20 ac) and is zoned A72 General Agriculture (1du/ac):

Parcels to the west of the subject property are designated (21) Specific Plan Area (0.35 du/ac) and are zoned S88 Specific Planning Area (includes Otay Ranch Village 16). Parcels to the northwest (includes Proctor Valley Estates) are designated (1) Residential and are zoned RR1 Rural Residential (1 du/ac). Directly north, parcels are designated (17) Estate and are zoned A70-2 Limited Agriculture (1 du/2ac). Parcels to the east are designated (18) Multiple Rural Use and are zoned RR.25 Rural Residential (1 du/4ac). Parcels to the east and southeast (Rancho Jamul Estates) are designated (18) Multiple Rural Use and are zoned RR.5 Rural Residential (1 du/2ac). Directly south is dedicated open space. Parcels to the southwest are designated (20) Agricultural Preserve and zoned A72-8 General Agricultural (1 du/8 ac).

2.2 TOPOGRAPHY

The United States Geological Survey (USGS) maps show geological formations and their characteristics, describing the physical setting of an area through contour lines and major surface features including lakes, rivers, streams, buildings, landmarks, and other factors that impact the spread of contamination. Additionally, the maps depict topography through color and contour lines and are helpful in determining elevations and site latitude and longitude.

Based on the USGS Dulzura and Jamul Mountains, California Quadrangles, photorevised in 1988 and 1975, on-site topography is approximately 880 feet above mean sea level (msl) and gently slopes to the south. Seven (7) structures are labeled within the boundaries of the subject site. Based upon reviewed documentation, interviews, and the site inspection, these structures appear to be on-site garages and sheds utilized for agricultural equipment storage. No pits, ponds, or lagoons were noted on this topographical map. It should be noted that two (2) USGS blueline streams are present within the boundaries of the subject site.

2.3 CURRENT USES OF ADJOINING PROPERTIES

For the Scope of this Assessment, properties are defined and categorized based upon their physical proximity to the subject site. An adjoining property is considered any real property or properties the border of which is contiguous or partially contiguous with that of the subject site, or that would be contiguous or partially contiguous with that of the subject site but for a street, road, or other public thoroughfare separating them. An adjacent property is any real property located within 0.25 miles of the subject site's border. The following is a detailed description of each adjoining land use observed on January 17, 2003.

- North:** Open space and residential uses bound the subject site to the north.
- East:** Open space and residential uses are located to the subject site to the east.
- South:** Unimproved roadways, agricultural uses, and open space are present to the south of the subject site.
- West:** State Route 94 (SR-94)/Campo Road are located to the west of the subject site. The community of Indian Springs is located opposite of SR-94.

2.4 GEOLOGIC CONDITIONS

2.4.1 Geology

The United States Geological Survey (USGS) Geological Map Index was searched by Environmental Data Resources, Inc. for available Geological Maps which cover the subject site and surrounding areas. These Geological Maps indicate geological formations which are overlaid on a topographic map. Some maps focus on specific issues (i.e., bedrock, sedimentary rocks, etc.) while others may identify artificial fills (including landfills). Geological maps can be effective in estimating permeability and other factors that influence the spread of contamination.

According to the Environmental Data Resources (EDR) Geocheck database search, dated December 26, 2002, the subject site is underlain by coarse sandy loams, which have a permeability rate of 0.00 to 7.30 inches per hour (in/hr). This soil hydrologic group has slow infiltration rates; depth to water table is reported more than 6-feet. Depth is approximately 4-20 inches.

2.4.2 Soils

The subject site is situated on the Fallbrook-Vista association, rocky. This association consists of well drained sandy loams and coarse sandy loams that have a sub soil of sandy clay loam and sandy loam over decomposed granodiorite, with 9 to 30percent slopes. Three (3) soil series, with multiple phases, are present on the subject site and are briefly described below:

Fallbrook sandy loam, 9 to 15 percent slopes, eroded (FaD2): This soil series is strongly sloping and is 27 to 57 inches deep over rock. Sheet and gully erosion have been moderate. Runoff is medium, and the erosion hazard is moderate. This soil is generally used mainly for avocados, citrus, tomatoes, flowers, dry-farmed grain, and range. Small areas are used for housing developments.

Fallbrook sandy loam 15 to 30 percent slopes, eroded (FaE2): This soil series is moderately steep and is 27 to 50 inches deep over rock. Rill and gully erosion have been moderate. This phase of the soil series is typically used for avocados, citrus, and range.

Fallbrook rocky sandy loam, 9 to 30 percent slopes, eroded (FeE2): This soil is strongly sloping to moderately steep and is 20 to 30 inches deep over rock. Sheet erosion has been moderate. Runoff is medium to rapid, and the erosion hazard moderate to high. This Fallbrook soil is used mainly for range. Avocados and citrus are grown in areas in areas where rocks and boulders are not too numerous.

Ramona sandy loam, 2 to 5 percent slopes (RaB): This gently sloping soil has slow runoff and a slight erosion hazard. This series is used for citrus, truck crops, tomatoes, flowers, and housing developments.

Ramona sandy loam, 5 to 9 percent slopes, eroded (RaC2): This soil is moderately sloping. Runoff is slow to medium, and the erosion hazard is slight to moderate. Sheet and rill erosion have been moderate. This soil is used for citrus, truck crops, tomatoes, flowers, range, and dry-farmed crops.

Tujunga sand 0 to 5 percent slopes (TuB): This soil is on alluvial fans and flood plains. Slopes are dominantly 2 percent. Permeability is very rapid. Runoff is very slow to slow, and the hazard of erosion is slight. This soil is mainly used for range and golf courses. A few small areas are used for avocados, flowers, and truck crops.

2.4.3 Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. Radon is an invisible, odorless, inert gas which emits alpha particles, known to cause lung cancer. Radon levels are highest in basements (areas in close proximity to the soil) that are poorly ventilated. It should be noted that a radon survey was not included within the scope of this investigation. However, according to the "*U.S. EPA Map of Radon Zones*," the County of San Diego is located within Zone 3 which has a predicted average indoor screening level of < 2.0 Picocuries per liter (pCi/L). EPA recommends remedial actions when radon levels are greater than 4.0 pCi/L (refer to Appendix B, *Documentation*).

2.5 BIOLOGICAL SETTING

The extent of the natural biotic community that exists within the vicinity of the subject site is limited due to current agricultural issues. Boundaries and undisturbed areas on-site consist of sage and rock out croppings. Native and ornamental vegetation is primarily located around the on-site residential structures.

2.6 DRAINAGE/HYDROLOGY

2.6.1 Drainage

Drainage of the site is accomplished by downward surface percolation and overland sheet flow, which is generally in a south direction across the subject site. It should be noted that several drainages are located within the boundaries of the subject site. Primarily, the drainages convey water off-site to the south, which eventually enters Jamul Creek.

2.6.2 Flood Hazards

Flood Prone Area Maps published by the USGS show areas prone to 100-year floods overlaid on a topographical map. These maps are not considered the official Federal Emergency Management Agency (FEMA) flood maps; therefore, in cases where a property is located immediately adjacent to or within the flood prone boundary, a FEMA map should be obtained. If the Flood Prone Area Map indicates that the flood boundary is not nearby, a FEMA map can be provided. According to the EDR report, dated December 26, 2002 the subject site is not located within the 100-year flood zone. Refer to the *EDR Overview Map* within Appendix A, for an illustration.

2.7 GROUNDWATER AND WATER WELLS

No technical groundwater or water well data was readily available for the subject site during the preparation of this Assessment. As a result, RBF assumes groundwater flow would follow the slope of the ground surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow on-site is expected to be generally in a southern direction. According to the current on-site owner, Mr. Doc Dedrick, four (4) water wells are located within the boundaries of the subject site.

HISTORICAL AND REGULATORY INFORMATION SEARCHES

The ASTM Phase I Standard (E1527-00) allows discretion in choosing from among eight standard sources, plus "other" non-specific sources (other non-specific sources can include newspaper archives and records in the files and/or personal knowledge of the property owner and/or occupants). The standard sources are fire insurance maps, historical topographic maps, street directories, aerial photographs, property tax files, building department records, planning department records, and a chain-of-title. The focus is on usage rather than ownership, which is why a chain-of-title is not required and not sufficient by itself.

*The ASTM historical research requirements require identifying the use of the subject site back to either **1940** or first use (including agriculture), whichever is **earlier**. If this proves difficult, the ASTM "data failure" clause allows research to stop after reviewing the standard sources that are reasonably ascertainable and likely to be useful. RBF's historical search went back to **1943** using the standard sources mentioned above.*

3.1 HISTORICAL SITE USAGE

The following historical information is based upon review of available historical maps and documents, available public information, interviews, and a review of a series of historical aerial photographs dating from 1953 through 1994.

3.1.1 Interviews

3.1.1.1 County of San Diego-Environmental Health Services

RBF contacted the County of San Diego Department of Environmental Health Services on January 17, 2003 in an effort to obtain information within regards to the subject site and hazardous materials and/or storage tanks. According to Department staff, no records were found within regards to the subject (refer to Appendix B, *Documentation*).

3.1.1.2 County of San Diego-Development Services (Building Department Records)

RBF contacted staff with the San Diego County Development Services Department on January 17 2003, in an effort to inquire about Building Department Records for the subject site. The County maintains Building Department Records for unincorporated areas such as the Community of Jamul. Building Department Records are those records of the local government in which the subject site is located indicating permission of the local government to construct alter, or demolish improvements on the property. The purpose for a records review is to obtain and review available building permit records which would help to evaluate potentially recognizable environmental condition(s) which could be connected with the subject

site. Typically, Building Department Records are maintained by street address. According to the County Record's Custodian, the County maintains files from 1987 to the present for the subject site. Generally, these records included roof repair permits (1998) and well-pump improvements (1990). No additional records were found with respect to the subject site. Refer to Appendix B, *Documentation*, for copies of the reviewed Building Department Records.

3.1.1.3 *Current On-Site Owner*

RBF Contacted Mr. Doc Dedrick, the current on-site owner on January 17, 2003. Mr. Dedrick indicated that he has owned the subject site for approximately forty (40) years. According to Mr. Dedrick, the subject site has historically been dry-farmed. Little to no herbicides/pesticides have been used within the boundaries of the subject site. Mr. Dedrick stated that four (4) water wells are on-site, which include one (1) hand-dug well. Additionally, Mr. Dedrick leases 5-acres of the property for organic farming. To Mr. Dedrick's knowledge, one (1) undocumented UST is located within the boundaries of the subject site, specifically by the workshop area near the barn. Refer to *Section 4.0* for a detailed discussion of current on-site conditions. Also, refer to Appendix B, *Documentation*.

3.1.1.4 *Current On-Site Fieldworker (Organic Site)*

RBF interviewed an on-site fieldworker that was present within **Area 2** during the January 17, 2003 site inspection. According to the on-site worker, the organic site uses no pesticides and/or herbicides. The organic site typically contains row crops. No information was noted with respect to the organic portion of the subject site (refer to Appendix B, *Documentation*).

3.1.1.5 *University of California Farm Bureau*

Based upon the site inspection, review of available historical aerial photographs, and interviews, portions of the subject site were historically disced for dry-farmed uses for the past 40 years. According to an interview with Mr. Frank Lammeland, Farm Advisor with the University of California (referred to by the County of Riverside), dry farming typically uses fewer pesticides than row crops and year round farming practices. Mr. Lammeland also indicated that if pesticides are present, they are generally negligible and/or in extremely low amounts.

3.2.1 Documentation

3.2.1.1 *Recorded Land Title Records*

Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject site within the local jurisdiction having control for or reporting responsibility to the subject site. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject site. Additionally, environmental liens recorded against the subject site are, at times, considered outside the scope of recorded land title records. For these reasons, this Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles.

3.2.1.2 Sanborn Fire Insurance Maps

Sanborn Maps contain detailed drawings which indicate the location and use of structures on a given property during specific years. These maps were originally produced to show buildings in sufficient detail for insurance underwriters to evaluate fire risks and establish premiums, but now are utilized as a valuable source of historical and environmental risk information. RBF requested available historical Sanborn Fire Insurance Maps for the subject site from Environmental Data Resources, Inc. At the time of this Assessment, no Sanborn Maps had been published for the subject site vicinity (refer to Appendix B, *Documentation*).

3.2.1.3 First American Real Estate Solutions Property Data

RBF reviewed 2001-2002 *First American Real Estate Solutions* Property Data for the subject site. *First American* Property Data provides current property ownership information and includes information regarding on-site improvements, zoning, land use, transfer of last sale, and other miscellaneous structural improvements. According to *First American*, no data has been reported regarding the subject site; however, the parcel has been mapped and assigned an Assessor's Parcel Number. Additionally, RBF reviewed files on the *Niteowl Property Database*, provided by Lawyers Title Insurance Corporation, which maintains property records and ownership/assessment information. According to the search results, the subject site is owned by the Dedrick Family Partnership of five (5) parcels, known as Assessor's Parcel Numbers (APNs) 597-050-13-00 (45.34-acres), 597-060-02-00 (28.85-acres), 597-070-02-00 (27.45-acres), 03 (35.38-acres), and 05 (44.54-acres). Collectively, the parcels comprise a gross area of approximately 181.56-acres (refer to Appendix B, *Documentation*).

3.2.1.4 City Directory Searches

City Directories, published by private companies (or sometimes the government), provide a chronological sequence of past site ownership, occupancy, and/or uses for a property by reference of an address. This type of search is particularly effective to determine the past uses of commercial properties. Since the majority of the parcels do not have a street address, and since the subject site has historically been utilized for agricultural uses, this Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than City Directory searches.

3.2.1.5 Historical Topographic Maps

RBF reviewed historical topographic maps dated 1943 through 1988, for the subject site and adjacent areas provided by EDR. No visible or physical evidence of a recognized environmental condition associated with the subject site was noted during review of the available historical topographic maps. Review of available historical topographic maps provided the following chronological sequence of site history. Copies of the historical topographic maps as well as the most recent topographic map are presented in Appendix B, *Documentation*.

1943: In the 1943 USGS Jamul, California, Quadrangle, on-site topography appears to be generally level. It should be noted that the 1943 quadrangle is a 15 minute series topographic map. These maps typically label major peaks, railroads, lakes, and rivers; however, often times they lack detail as far as specific elevations, roadways, and detailed land uses. Approximately one (1) structure is plotted within the boundaries of the subject site. The

structure appears to be small in size. Approximately one (1) unimproved road traverses the subject site. Surrounding off-site land uses appear to consist of agricultural land uses, open space, vacant land, and limited development. State Route 94 (SR-94) is present to the west of the subject site. One (1) blue line stream is located within the boundaries of the subject site. No pits, ponds, or lagoons were noted on the 1943 topographic map.

1972-

1988: In the 1972 through 1988 USGS Dulzura, California, Quadrangles (7.5 Minute Series Maps), on-site topography is approximately 880 feet above mean sea level (msl) and gently slopes to the south. Approximately seven (7) structures are now plotted within the boundaries of the subject site. The structures appear to be small in size and are assumed to be residential units and/or associated farm structures (barns, etc.). Surrounding uses continue to consist of open space. No pits, ponds, or lagoons were noted on the 1972 through 1988 topographic maps.

Based on review of the above referenced historical topographic maps, the subject site appears to have consisted of agricultural uses and/or open space. A total of seven (7) on-site structures were noted; however, due to the limited detail of the historical topographic maps (limited detail within the regards to on-site structural uses and design), exact structural usage remains undefined. No evidence to support the existence of a recognized environmental condition on-site was visible during the review of available historical topographic maps.

3.2.1.6 *Historical County Planning Maps*

Beginning in the 1930's, historical county planning maps were used by highway departments to disburse federal funding based on each county's road system. Some states just mapped roads, but many added cultural features such as farms and factories. These features were usually shown everywhere except within city limits. These maps are especially useful in conjunction with historical topographic maps. The topographical map can indicate the size, shape, and location of structures, while the historical county planning map can identify their use. This Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than historical county planning maps.

3.2.1.7 *California Department of Oil, Gas, and Geothermal Resources*

RBF reviewed a Wildcat Map provided by the California Department of Oil, Gas, and Geothermal Resources (DOGGR). These maps indicate existing and historical oil and gas wells within the immediate vicinity of the subject site. Current well status for any well indicated on the Wildcat Maps should be confirmed at the appropriate Division of Oil and Gas District Office. According to the Wildcat Map W1-7, dated February 6, 1999, the subject site appears to not be located in a sedimentary basin with oil, gas, or geothermal production.

3.1.3 Aerial Photographs RBF reviewed available historical aerial photographs for the subject site and immediately adjacent areas to assist in the identification of development activities that have historically occurred on-site. Review of available historical aerial photographs dated 1953 through 1994 provided the following chronological sequence of site history.

The aerial photographs were provided by Environmental Data Resources, Inc., and are listed in Section 6.0, *References*. Copies of these historical aerial photographs are presented in Appendix B, *Documentation*.

1953-

1963: In the 1953 through 1963 aerial photographs, on-site land uses appear to consist of agricultural uses. Multiple structures are visible within the boundaries of the subject site. Unimproved dirt roads are visible and traverse the subject site in multiple areas. Surrounding off-site uses consist solely of agricultural uses. Development (limited residential structures) are located to the north of the subject site. In addition, SR-94 appears present to the east.

1994: In the 1994 aerial photograph, on-site land uses appear similar to those viewed in the 1963 aerial photograph and during the site inspection. The on-site structures continue to be located within the central portion of the subject site; land uses on-and off-site are dominated by agricultural land uses.

Based on review of the above referenced historical aerial photographs, the subject site appears to have consisted of agricultural uses and associated structures.

3.1.4 Other Historical Sources

Other historical sources include miscellaneous maps, newspaper archives, and records in the files and/or personal knowledge of the property owner and/or occupants. No other historical sources beyond those previously identified within this Assessment were utilized during the historical investigation.

3.2 REGULATORY SOURCES

The governmental sources have been searched by Environmental Data Resources (EDR), Inc. (at the request of RBF), for sites within the subject site and within an approximate one-mile radius of the subject property boundaries. Upon completion of their search, EDR provided RBF with their findings dated December 26, 2002 (refer to Appendix A, *EDR Search*). Sites listed in the EDR Report and other environmental documentation that are one-quarter mile or greater from the subject site are reviewed to determine if there were or are any potential airborne releases where the plume could affect the subject site by transport via the dominant wind pattern in the area. Surface water releases in creeks or other drainage areas are also reviewed for sites listed in the EDR Report that are greater than one-quarter mile from the subject site.

RBF makes no claims as to the completeness or accuracy of the referenced sources. Our review of EDR's findings can only be as current as their listings and may not represent all known or potential hazardous waste or contaminated sites. To reduce the potential for omitting possible hazardous material sites on the subject property and within the surrounding area, sites may be listed in this report if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information. The following federal and state records searched are presented below preceded by a description of the purpose of each database:

3.2.1 Federal Sources

Federal ASTM Records:

National Priorities List (NPL): The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the U.S. Department of Health and Human Services and the U.S. EPA in order to become an NPL site.

RCRA Corrective Action Report (CORRACTS): The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS/NFRAP): The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS/NFRAP) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priorities List (NPL).

RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD): The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

RCRA Registered Small or Large Generators of Hazardous Waste (GNRTR): The RCRA Large and Small quantity Generators database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment of disposal of hazardous waste.

Toxic Release Inventory System (TRIS): All facilities that manufacture, process, or import toxic chemicals in quantities in excess of 25,000 pounds per year are required to register with the EPA under Section 313 of the Superfund Amendments and Reauthorization Act (SARA Title III) of 1986. Data contained in the TRIS system covers approximately 20,000 sites and 75,000 chemicals releases.

3.2.2 State Sources

State of California ASTM Records:

State CERCLIS (SCL): This database is provided by the Department of Toxic Substances Control to evaluate and track activities at sites that may have been affected by the release of hazardous substances.

State Equivalent Priority List (SPL): This database is provided by the California Environmental Protection Agency, Department of Toxic Substances Control.

Leaking Underground Storage Tanks (LUST): This database is provided by the California Environmental Protection Agency.

Solid Waste Landfill List (SWLF): This database is provided by the California Solid Waste Information System (SWIS) and consists of both open as well as closed inactive solid waste disposal facilities and transfer station pursuant to the Solid Waste Management and Resource Recovery Act of 1972.

Registered Underground or Aboveground Storage Tank Database (UST/AST): This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks.

ERNS and State Lists (SPILLS): This database contains information from spill reports made to federal authorities including the EPA, the U.S. Coast Guard, the National Response Center and the Department of Transportation.

3.2.3 Standard Environmental Record Searches

3.2.3.1 *Subject Site*

The subject site is not listed in the above identified databases. There has been no notice of violation, cease and desist order, or the like issued with respect to the subject site. No corrective action, restoration, or remediation has been planned, is currently taking place, or has been completed on the subject site. The subject site has not been under investigation for violation of any environmental laws, regulations, or standards as identified in the databases above.

3.2.3.2 *All Regulatory Listed Sites Within a One-Mile Radius of the Subject Site*

Two (2) listed regulatory properties are located within a one-mile radius of the subject site, which are listed in one or more of the above identified databases. For a complete list of sites identified and their status, refer to the map of sites within a one-mile radius of the subject site contained within Appendix A, *EDR Search*. Table 1, *Identified Regulatory Sites Within a One-Mile of the Subject Site*, below, indicates the listed regulatory sites located within a one-mile radius of the subject site.

3.2.4 Additional Environmental Record Searches

No additional environmental records searches were performed during the preparation of this Assessment.

Table 1
IDENTIFIED SITES WITHIN A ONE-MILE RADIUS OF THE SUBJECT SITE
 (Were Identified in the Regulatory Database)

EDR Map ID#	Site Name/Address	Direction from Subject Site	Regulatory UST	Site Status	Potential for an Environmental Condition on the Subject Site
A1-A4	Dennis' Auto Repair/Market 13886 Campo Road	0.50-miles northwest of the subject site	HAZNET LUST CORTESE SD HMMD UST	Hydrocarbons maintained on-site. Disposal Method: Treatment, Tank. Groundwater impacted by gasoline. Remediation includes capping the site, excavation, and disposal. 4Four (4) USTs located on-site. All LUSTs closed, completed.	Low (Refer to site status; Property located ½-mile from the subject site)
A5	13884 Campo Road	0.50-miles northwest of the subject site	CHMIRS	Ground contamination (20-gallons of diesel fuel) of the ground surface reported on March 28, 1999. Site completed/closed on same date.	Low (Refer to site status)

Notes: Map ID numbers match the site numbers indicated on the map of sites within one-mile radius contained within Appendix A, *EDR SEARCH*.

POTENTIAL FOR ENVIRONMENTAL CONDITION KEY:

Low Potential = Potential to create environmental condition on subject site is considered to be low for one or several factors including, but not limited to, the following:

direction of groundwater flow is away from the subject site (down gradient); remedial action is underway or completed at off-site location; distance from subject site is considered great enough to not allow the creation of a potential environment condition; only soil was affected by the occurrence; and/or reporting agency has determined no further action is necessary.

Moderate Potential = Potential to create environmental condition on subject site is considered to be moderate and further investigation may be necessary due to one or several factors including, but not limited to, the following:

occurrence reported but remedial status unknown; unable to confirm remedial action completed; proximity to subject site; groundwater flow is towards the subject site (up gradient).

High Potential = Potential to create environmental condition on subject site is considered to be high and further investigation necessary due to one or several factors including the following:

occurrence noted on-site and status if remedial action unknown; occurrence affected groundwater and is located up gradient from subject site.

POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

The following section documents the results of the visual site inspection conducted by RBF on January 17, 2003 and identifies potential areas in which an environmental condition could arise. Refer to both on and off-site photographs taken on January 17, 2003 at the end of this section as a general visual reference. Also, refer to Appendix B, Documentation, for a complete set of pictures taken during the site inspection of each Area. For information regarding results of the historical and governmental records searches, refer to Section 3.0, HISTORICAL AND REGULATORY INFORMATION SEARCHES.

4.1 ON-SITE OBSERVATIONS

4.1.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions, including hazardous substances and petroleum products in connection with the property (including soils, surface water, and groundwater). During the January 17, 2003 site inspection, RBF performed a visual observation of readily accessible areas of the subject site and immediately adjoining properties. Evidence indicating the presence of a recognized environmental condition was noted during the site inspection and is discussed in detail herein:

4.1.2 Description of On-Site Structures and/or Uses

Generally, the on-site structures are of wood frame construction, with stucco and wood siding, on a concrete foundation. All on-site structures appeared to be single-story. The structures located within the boundaries of the subject site appear to have consistently been utilized as residential and agricultural-related structures. Four (4) residential units are located within the boundaries of the subject site; however, approximately nine (9) structures are present on the subject site.

General Observations

For the purposes of this Assessment, the subject site has been divided into four (4) separate **Areas**, herein referred to as **Areas 1, 2, 3, and 4** (refer to Exhibit 4, *Subject Site Area Map* for an aerial view of the subject site). The following summary provides a brief description by **Area** of on-site structures and equipment maintenance/storage practices observed during the site inspection.

Area 1:

Area 1 consists of one (1) structure, a debris pile, aboveground storage tanks, a tractor parking/turn around area, and contains one (1) water well. This area is located on the southern portion of the subject site.

Area 2:

Area 2 generally consists of a 5-acre organic farm currently leased out by the subject site's owner. The site is located within the central portion of the subject site, primarily delineated by wire fencing. Unimproved dirt access roads bisect and bound **Area 2** in all directions.

Area 3:

Area 3 is located to the west of **Area 2** and is within the central portion of the subject site, which is developed and contains several structures. Generally, **Area 3** is considered a staging and maintenance area for agricultural activities. Within this main area, structures include a barn, maintenance workshops, a residential structure, a small shed, horse stables, and a temporary greenhouse structure. A tractor staging area is located immediately south of the maintenance workshops.

Area 4:

Area 4 is located within the western portion of the subject site and situated atop of a hill, which provides a global view of the on-site environment. **Area 4** is considered the main on-site residential unit, which is currently occupied by the on-site owner. The current on-site owner, Mr. Doc Dedrick, has owned the property for approximately (40) years.

4.1.3 Asbestos Containing Material

Asbestos is a strong, incombustible, and corrosion resistant material which was used in many commercial products since prior to the 1940's and up until the early 1970's. If inhaled, asbestos fibers can result in serious health problems. Asbestos Containing Materials (ACMs) are building materials containing more than one percent (1%) asbestos (some state and regional regulators impose a one tenth of one percent (0.1%) threshold). Based upon the year the existing structures present on the subject site were built (prior to 1978), the potential for asbestos containing materials (ACMs) to be found on-site is considered likely.

4.1.4 Lead-Based Paints

Until 1978, when the U.S. Consumer Product Safety Commission (CPSC) phased out the sale and distribution of residential paint containing lead, many homes were treated with paint containing some amount of lead. It is estimated that over 80 percent of all housing built prior to 1978 contains some lead-based paint (LBP). The mere presence of lead in paint may not constitute a material to be considered hazardous. In fact, if in good condition (no flaking or peeling), most intact LBP is not considered to be a hazardous material. In poor condition LBPs can create a potential health hazard for building occupants, especially children. Based upon the year the existing structures present on the subject site were built (prior to 1978), the potential for lead-based paints (LBPs) to be found on-site is considered likely.

4.1.5 Chemical Storage Tanks

During the January 17, 2003 site inspection the subject site was inspected for fill pipes, vent pipes, areas of abnormal or heavy staining, manways, manholes, access covers, concrete pads not homogenous with surrounding surfaces, concrete build-up areas potentially indicating pump islands, abandoned pumping equipment, or fuel pumps.

Two (2) empty aboveground storage tanks (ASTs) and one (1) 5-gallon portable metal gasoline tank, which appeared to be half-full, were noted within **Area 1**. A rag was used as a lid for the gasoline container, and evidence of spillage was noted via a strong petroleum odor and stressed vegetation around the container. Multiple plastic storage containers (typical of containers utilized for liquid fertilizer) were also noted within **Area 1**.

According to an on-site interview with the current owner, Mr. Doc Dedrick, one (1) underground storage tank (UST) is present within the northern side of the maintenance shop in **Area 3**. Evidence of a vent pipe and/or former pump holder within the vicinity of the shop was noted during the January 17, 2003 site inspection.

One (1) AST was noted along the unimproved road immediately northwest of **Area 3**. The AST appeared to be associated with liquid propane. No evidence of odor or leakage was noted.

Unsealed 5-gallon plastic buckets, which appeared to contain waste-oil, were located within the staging area in **Area 3**. Spillage and a material threat from the uncovered buckets appeared to be physically evident. Approximately seven (7) 55-gallon drums were noted approximately 30-feet to the north of the maintenance shop. Three (3) of the drums were located within a locked storage shed; a petroleum odor and hand pump were noted. The storage shed was locked and appeared to be on an elevated concrete foundation during the January 17, 2003 site inspection.

The on-site maintenance shop(s) contained hazardous materials (i.e. oil, grease, solvents, paints) typical of maintenance garages. The shop was constructed on a concrete foundation; no evidence of staining or odor was noted within the maintenance shop during the January 17, 2003 site inspection.

4.1.6 Chemical Storage Areas

Visual and physical evidence of a designated chemical storage areas was observed within **Area 3** during the January 17, 2003 site inspection. As discussed above, numerous storage tanks and containers were noted within the central portion of the subject site. Storage areas were primarily located within the tractor staging area, maintenance shop, and 55-gallon drum storage shed. Both the maintenance shop and storage shed appeared to have a concrete floor, minor staining was noted.

4.1.7 Spills

No visual or physical evidence of a stained catch basins, drip pads, or sumps were observed during the January 17, 2003 site inspection. However, dark staining was noted within **Area 3** (tractor staging area). The staining was approximately 40-square feet in size and appeared to have dark, saturated surficial soils. RBF could not determine the vertical extent of the contamination (which appeared to be gasoline or oil related). It should be noted that several areas (primarily **Areas 1 and 3**) throughout the subject site had evidence of surficial staining. Surficial staining noted along the on-site unimproved dirt roads appeared to be minor in

nature and associated with regular maintenance of farm equipment (i.e. tractors, trucks). Many of the stained areas appeared to average approximately 1- to 2- feet in diameter.

A strong petroleum odor and stressed vegetation was noted around a 5-gallon gasoline container and debris pile in **Area 1**. It should be noted that the ground surface underneath the debris pile was not visible during the January 17, 2003 site inspection.

4.1.8 Solid Waste Disposal

No indication of on-site solid waste disposal practices (i.e., landfills) were apparent during the January 17, 2003 site inspection. However, dumpsters and miscellaneous debris were noted primarily within **Areas 1** and **3**. Debris storage/piles (old tractor parts, equipment) were noted within the western portion of **Area 1**. One (1) dumpster was noted along the western side of the horse stables in **Area 3**. The dumpster appeared to contain plastic and wood products, associated with on-site agricultural practices. Minor debris piles, primarily consisting of plastic irrigation piping and wood products, were noted on eastern and western borders of **Area 2**. As previously mentioned, the condition of the soils underneath the debris piles were inaccessible during the January 17, 2003 site inspection.

4.1.9 Polychlorinated Biphenyls (PCBs)

Power lines and transformers were noted within the southern portion of the subject site, primarily adjacent to **Area 1**. No evidence of leakage of dielectric fluid or staining was noted regarding the on-site transformers during the January 17, 2003 site inspection.

4.1.10 Utilities

Evidence and signs of utilities (electric, plumbing, water) were noted within the boundaries of the subject site during the January 17, 2002 site inspection. An environmental condition due to the existing on-site utilities was not apparent during the January 17, 2003 site inspection.

4.1.11 Wells

Four (4) water wells appeared to be within the boundaries of the subject site during the January 17, 2003 inspection. The wells appeared to be associated with on-site residential and agricultural uses.

4.1.13 Pits, Ponds, Lagoons

No evidence of pits, ponds, or lagoons were observed during the January 17, 2003 site inspection. Multiple on-site ephemeral drainages were noted within various portions of the subject site. No water flow was noted during the January 17, 2003 site inspection.

4.1.14 Septic Systems

No evidence of septic tanks or cesspools were observed on-site during the January 17, 2003 site inspection. However, it should be noted that one (1) portable toilet was noted within **Area 1** during the January 17, 2003 site inspection.

4.2 OFF-SITE OBSERVATIONS

As previously stated in Section 2.0, *Physical Setting*, an adjoining property is considered any real property or properties that the border of which is contiguous or partially contiguous with that of the subject site, or that would be contiguous or partially contiguous with that of the subject site but for a street, road, or other public thoroughfare separating them. An adjacent property is any real property located within

0.25 miles of the subject site's border. Visual observations of the publicly accessible portions of adjoining properties were conducted on January 17, 2003 as part of this Assessment and are described below.

4.2.1 Utilities

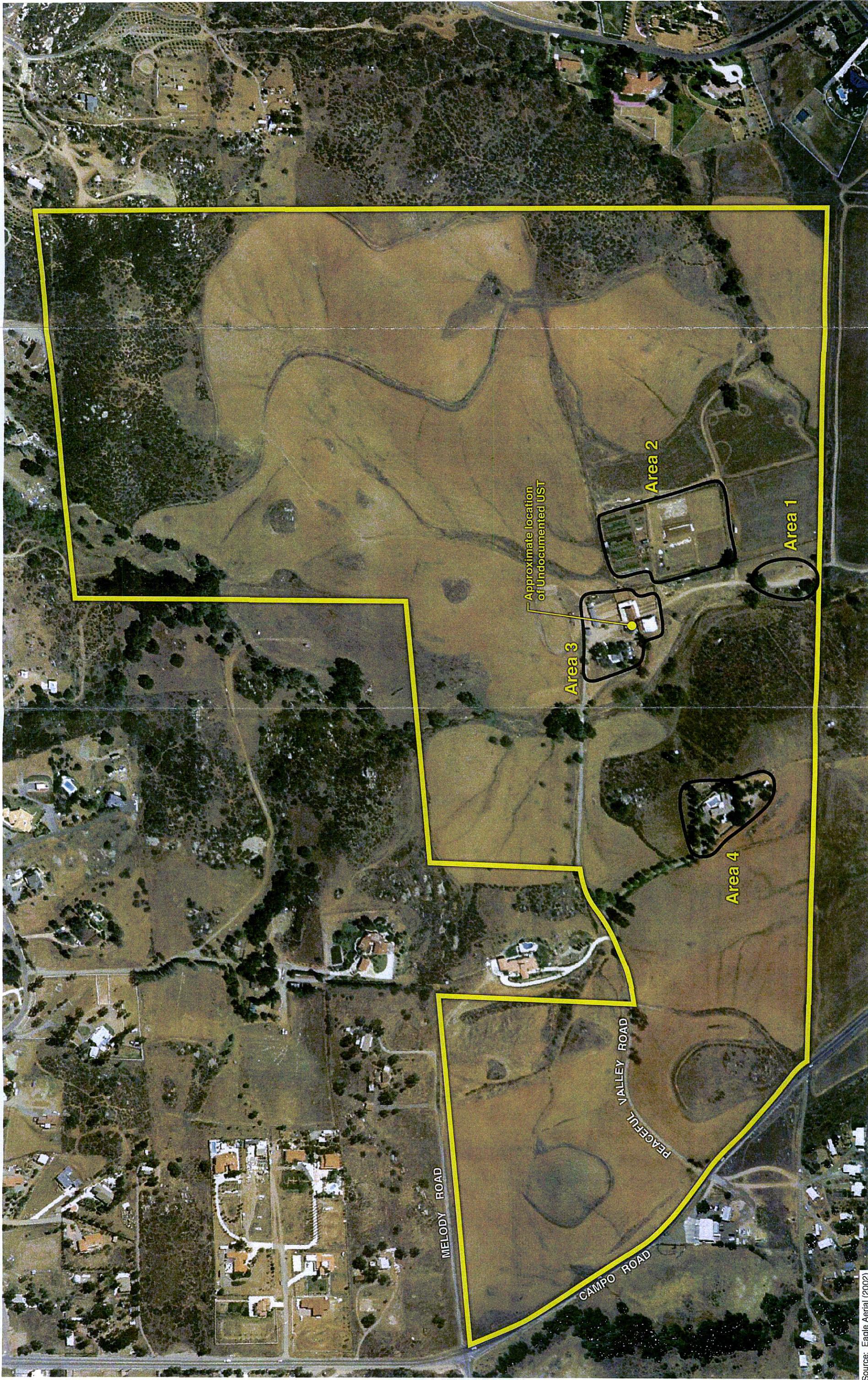
Typical utilities (signals, street lights, power lines) were noted along SR-94/Campo Road during the January 17, 2003 site inspection.

4.2.2 Tanks

No evidence of aboveground or underground storage tanks were visible within the adjoining properties during the January 17, 2003 site inspection.

4.2.3 Hazardous Materials

During a preliminary observation of accessible adjoining properties on January 17, 2003, no visible or physical evidence was observed to suggest that a surface release of petroleum based material has recently occurred. No unusual or suspicious materials handling or storage practices were observed with respect to adjacent properties.



Source: Eagle Aerial (2002)



not to scale

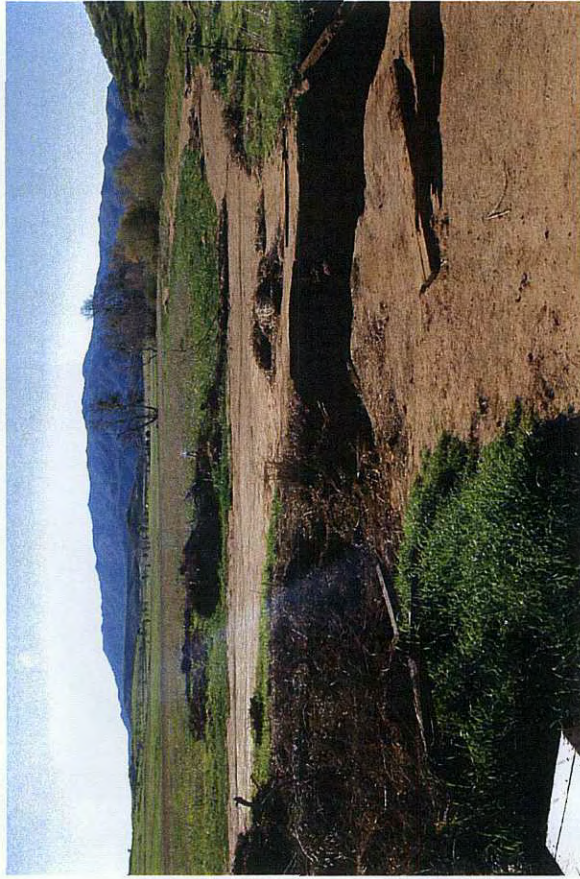
1/23/03 JN 25-100831-9989



View looking at on-site water well located within Area 1.



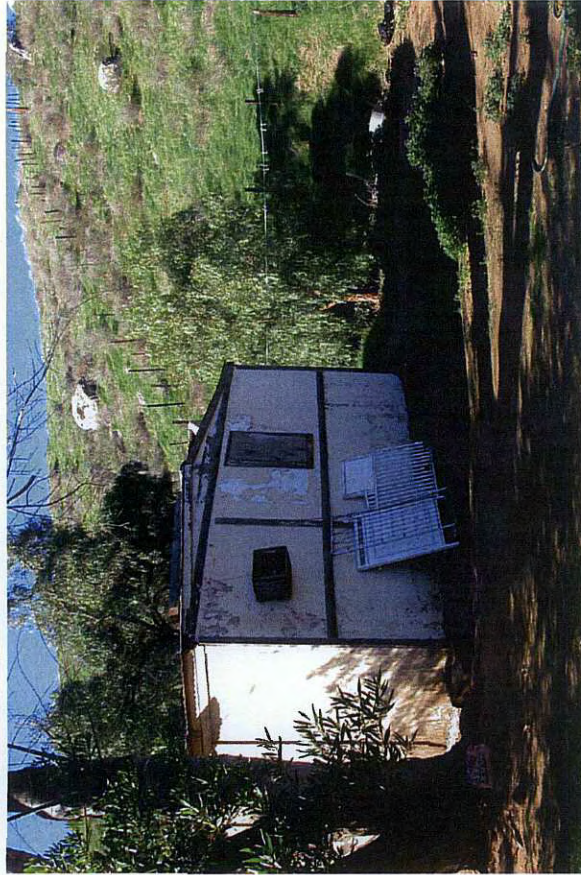
View looking north at existing environmental conditions.



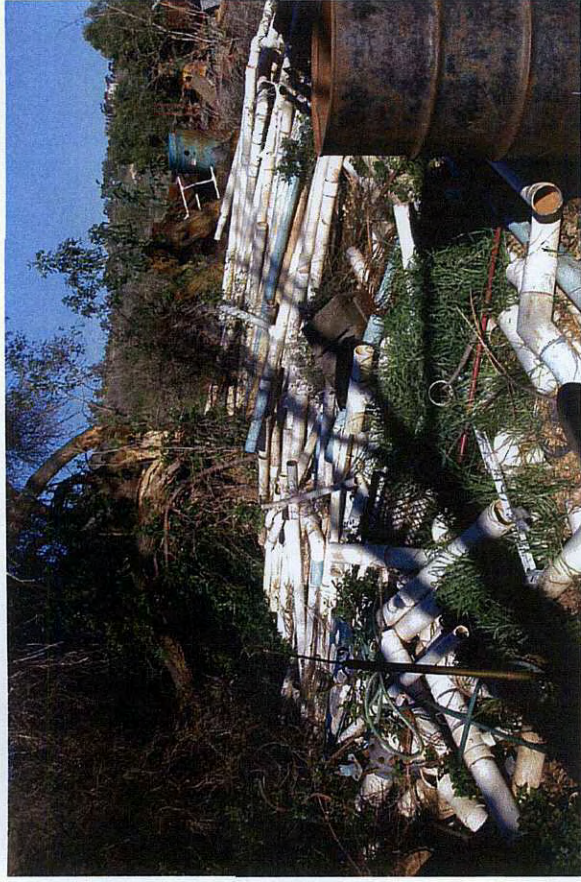
View looking at the southern boundary and natural drainage / erosion.



Typical view of on-site equipment staging and maintenance area.



View looking at southern structure utilized by farm worker tenants.



Typical view of associated agricultural debris located within Area 1.



View looking at stained soil near the Area 1 debris pile.



View of gasoline storage, staining, and stressed vegetation.



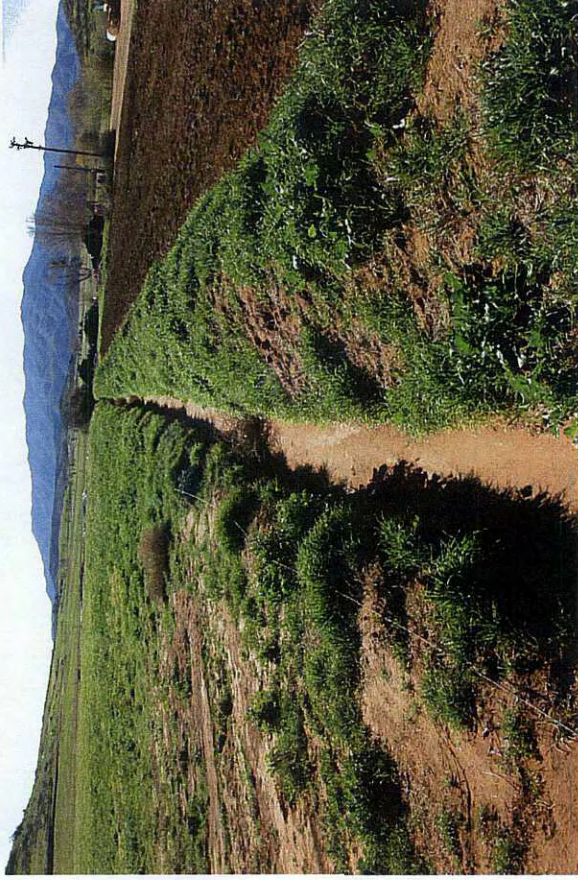
View looking west at Area 1 debris pile; petroleum odor noted.



Typical view of empty, steel storage tank.



View looking at existing plastic above ground storage tank (which appeared to contain liquid fertilizer / herbicide).



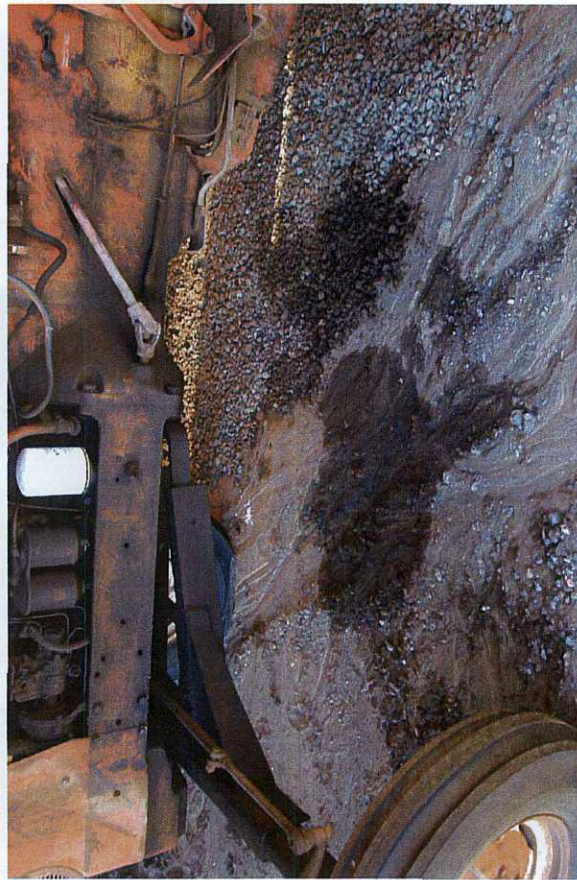
View looking south at agricultural drainage utilized for on-site irrigation.



View of 5-gallon buckets which appeared to contain waste oil.



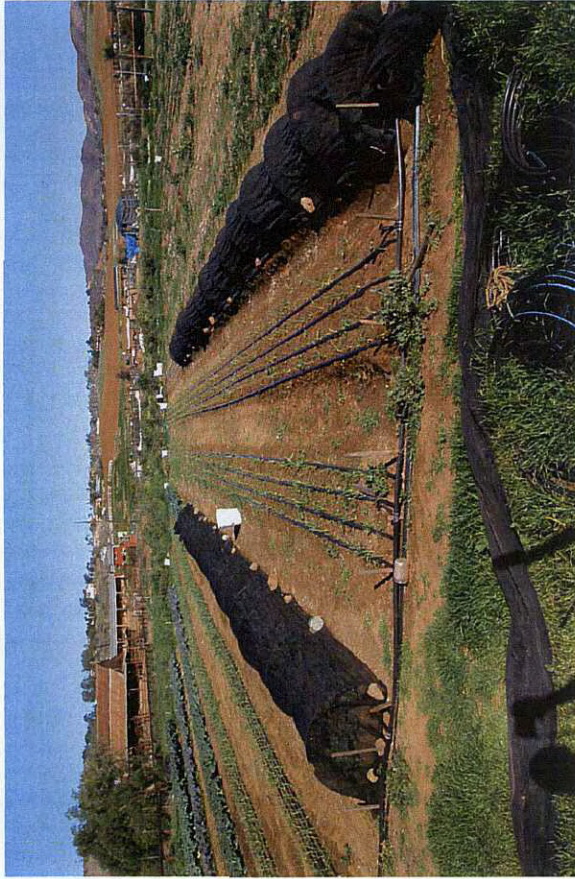
View of significant surficial staining within tractor staging area.



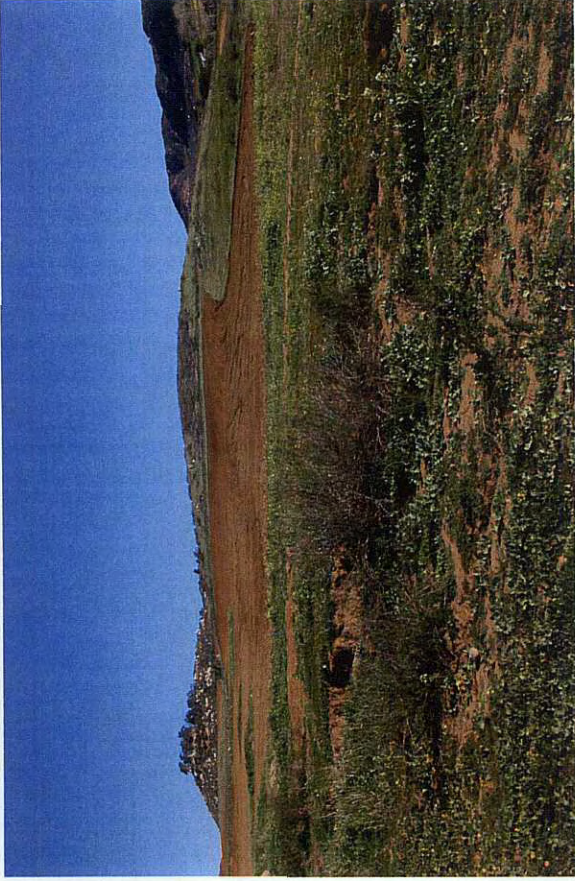
View of physical evidence of surficial staining on bare soils.



View looking at the interior of the on-site barn (concrete foundation).



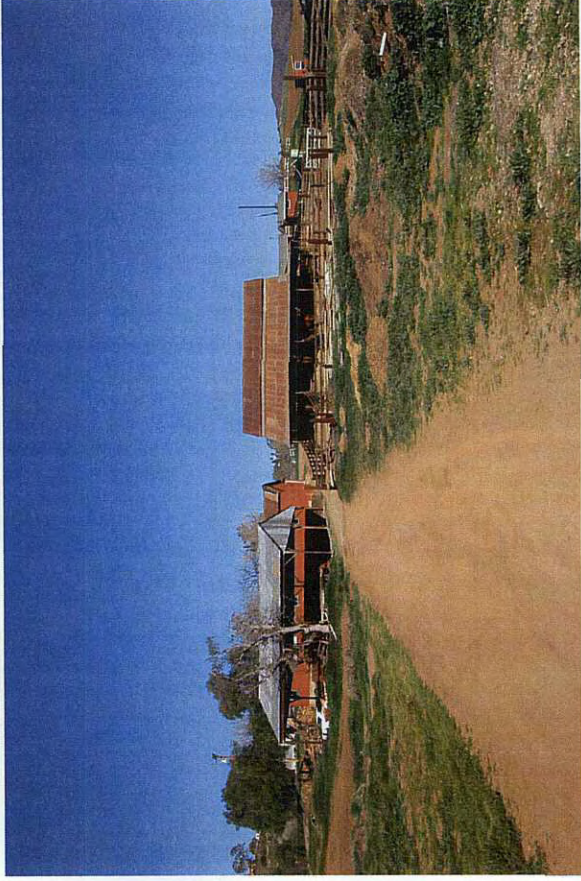
View looking north at 5-acre organic farm (leased).



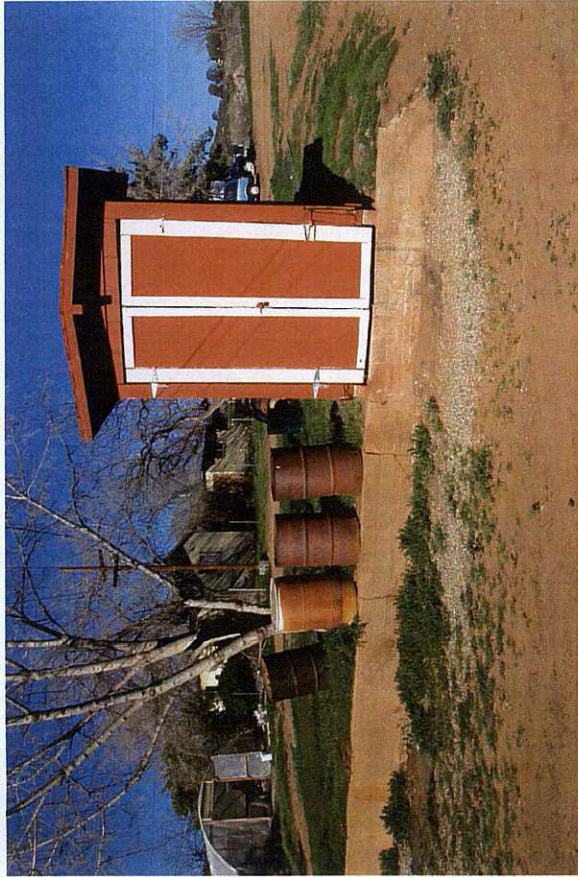
Typical view of on-site terrain.



View looking at temporary storage tent within Area 2.



View looking north towards Area 3 which consists of maintenance and residential structures and a barn.



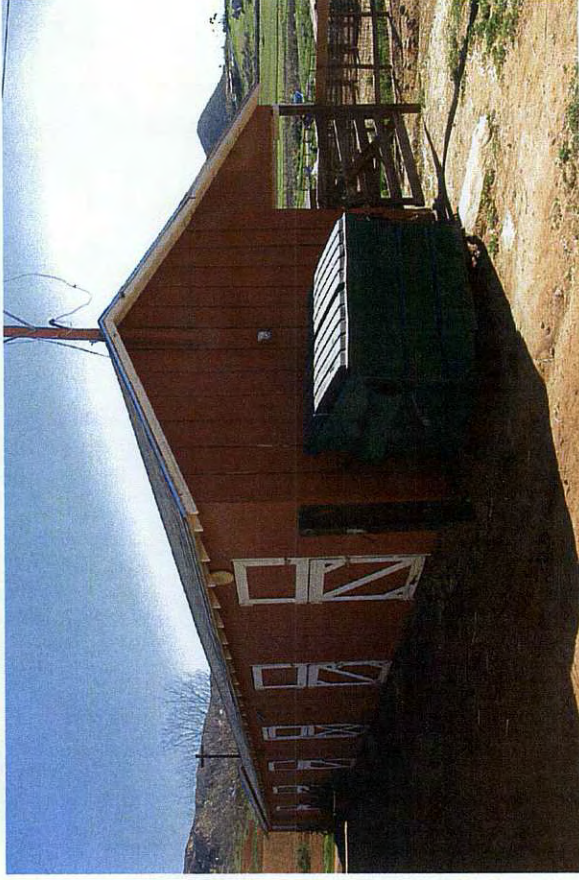
View of 55-gallon drum storage area.



Typical view of on-site structure within Area 3.



View looking at physical evidence of a potential UST within Area 3.



View looking east at on-site trash dumpster.



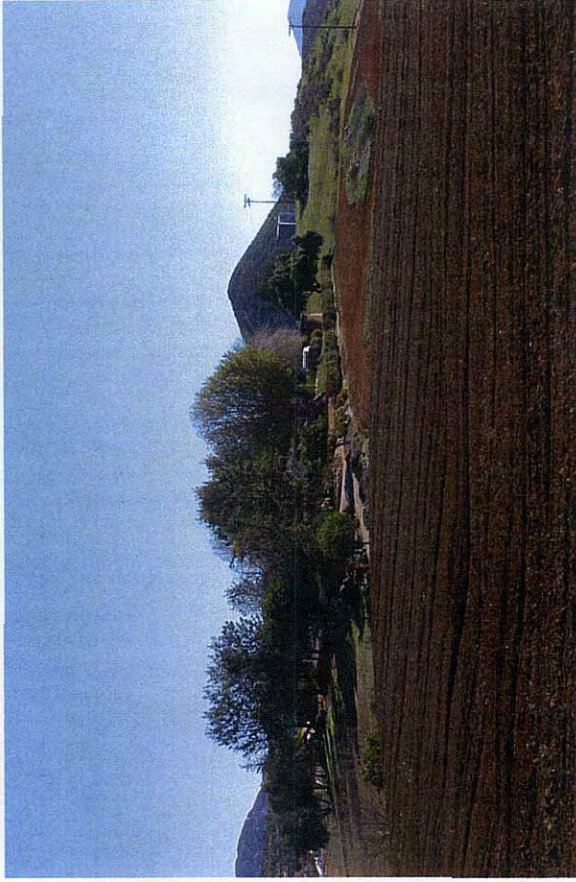
View looking at field which adjoins Area 3.



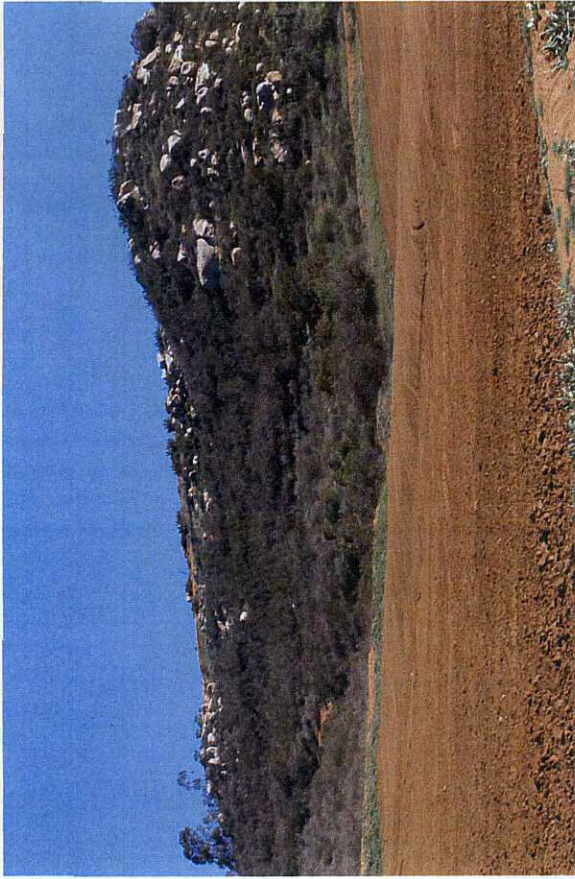
Typical view of on-site bare soils.



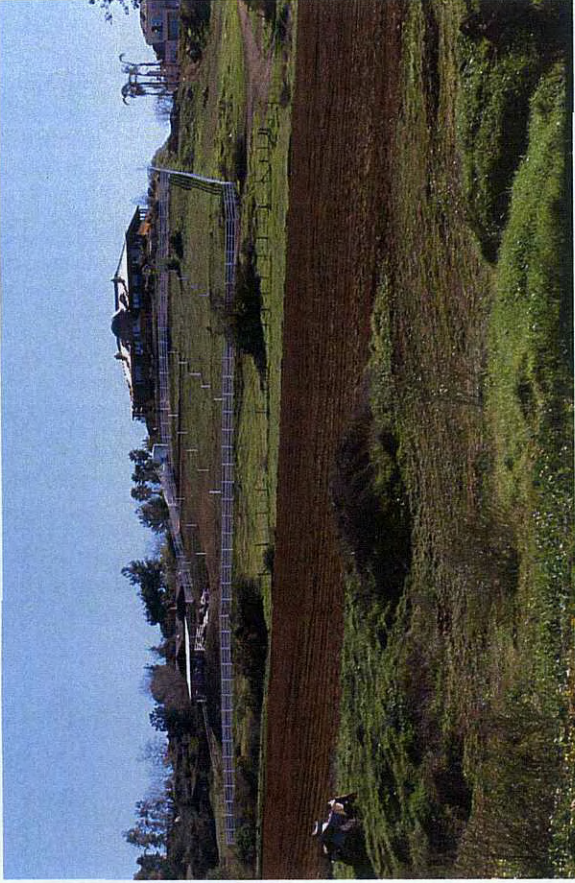
View looking at above ground storage tank northwest of Area 3.



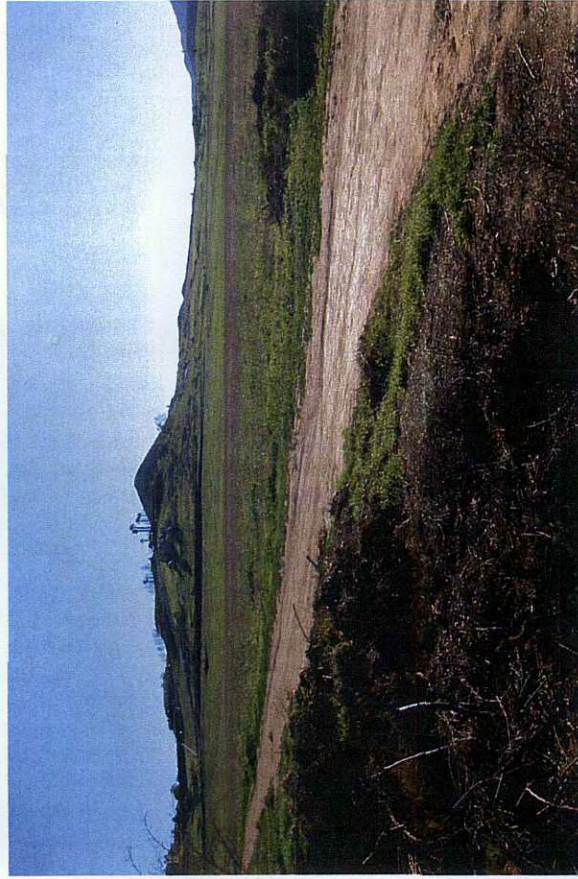
View looking south towards Area 4 (main residential structure).



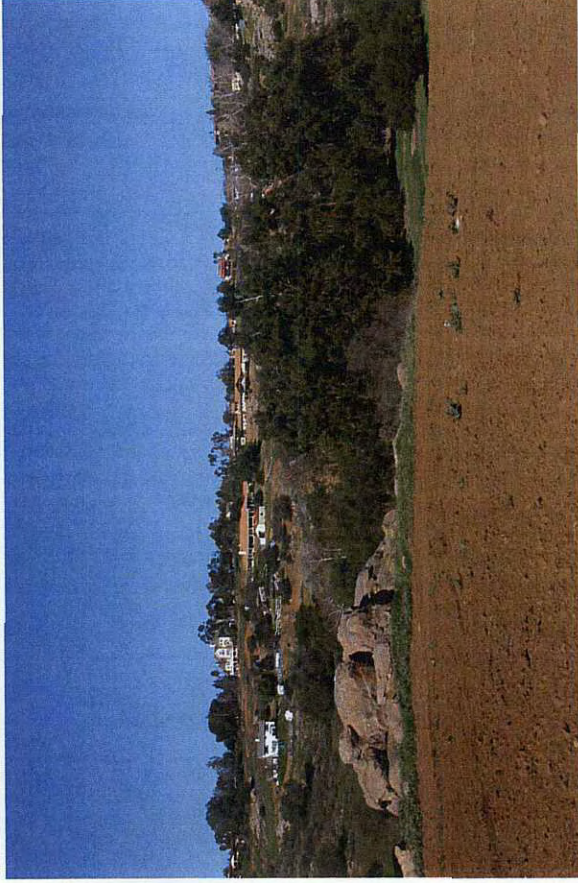
View looking at open space that adjoins the subject site to the north.



Typical view of residential uses present to the east of the subject site.



View looking at vacant land which adjoins the subject site to the south.



View of residential uses located to the northwest of the subject site (along Campo Road).

FINDINGS, OPINIONS, AND RECOMMENDATIONS

RBF has performed a Phase I Environmental Site Assessment in conformance with the Scope-of-Services and limitations of ASTM Standard Practice E 1527-00 within five (5) parcels (approximately 180-acres) (APNs 597-050-13-00, 597-060-02-00, 597-070-02-00, 03, and 05) located within the Community of Jamul, County of San Diego; also known as the subject site within this Assessment. Any exceptions to, or deletions from, this practice are described in Section 1.0, INTRODUCTION, of this report. This Assessment has revealed the following in connection with the subject site.

5.1 FINDINGS

5.1.1 Site Conditions

Evidence of recognized environmental conditions within the boundary of the subject site were observed during the January 17, 2003 site inspection which consisted of the following:

Several areas within the boundaries of the subject site were noted to contain various materials that have been identified as a source for creating a potential recognized environmental condition. These areas consist former aboveground storage tanks (ASTs), one (1) undocumented underground storage tank (UST), several 55-gallon drums, unsealed 5-gallon buckets (that were observed to contain waste-oil), stained soils, abandoned vehicle equipment (old tractors), and miscellaneous debris.

Area 1:

Area 1 consists of one (1) structure, debris pile, ASTs, a tractor parking/turn around area, and contains one (1) water well. The on-site structure appeared to be utilized for miscellaneous agricultural supplies. One (1) portable toilet and temporary shower adjoins the structure to the south. A miscellaneous debris pile was noted immediately to the north of the **Area 1** structure. Generally, the debris consisted of rusted-out steel agricultural equipment, two (2) empty ASTs, one (1) bathtub, one (1) car battery, and one (1) 5-gallon portable metal gasoline tank, which appeared to be half-full. A rag was used as a lid for the gasoline container, and evidence of spillage was noted via a strong petroleum odor and stressed vegetation around the container. It should be noted that the ground surface underneath the debris pile was not visible during the January 17, 2003 site inspection. Multiple plastic storage containers (similar to containers utilized for liquid fertilizer) were also noted on the northern portion of **Area 1**; disced and graded soil was noted to the east.

Area 2:

Area 2 generally consists of a 5-acre organic farm currently leased out by the subject site's owner. According to interviews with on-site field workers, the organic operation has been in practice for approximately four (4) years. No pesticides and/or herbicides are currently used within the organic farm, which is delineated by a wire fence on all borders. The organic farm consisted of a variety of row crops during the January 17, 2003 site inspection.

In addition to row crops, three (3) temporary tent-like structures were located within the boundaries of **Area 2**. These temporary structures were utilized by on-site workers for tool storage, minor equipment staging, and shelter. Debris piles, primarily consisting of plastic irrigation piping and wood products, were noted on eastern and western borders of **Area 2**. No evidence of an environmental condition was noted within the organic farming portion of the subject site.

Area 3:

Area 3 is located within the central portion of the subject site that is developed and contains several structures. Generally, **Area 3** is considered a staging and maintenance area for agricultural activities. Within this main area, structures include a barn, maintenance workshops, a residential structure, a small shed, stables, and a temporary greenhouse structure. A tractor staging area is located immediately south of the maintenance workshops. The staging area is located on soil and covered by gravel; a metal roof covers the tractor and associated agricultural equipment. Surficial staining of the ground surface, along with a strong petroleum odor, was noted within the tractor staging area. Unsealed 5-gallon buckets, which appeared to contain waste-oil, were located within the staging area. Spillage and a material threat from the uncovered buckets appeared to be physically evident.

According to an on-site interview with the current owner, Mr. Doc Dedrick, one (1) UST is present within the northern side of the maintenance shop. Evidence of a vent pipe and/or former pump holder within the vicinity of the shop was noted during the January 17, 2003. Subsequent interviews with the County of San Diego, Department of Environmental Health, and Building Services Department, identified no documentation with respect to the probable on-site UST.

Approximately seven (7) 55-gallon drums were noted approximately 30-feet to the north of the maintenance shop. Three (3) of the drums were located within a locked storage shed; a petroleum odor and hand pump were noted. The storage shed was locked and appeared to be on an elevated concrete foundation during the January 17, 2003 site inspection.

The on-site maintenance shop(s) contained hazardous materials (i.e. oil, grease, solvents, paints) typical of maintenance garages. The shop was constructed on a concrete foundation; no evidence of staining or odor was noted within the maintenance shop during the January 17, 2003 site inspection.

One (1) AST was noted along the unimproved road immediately northwest of **Area 3**. The AST appeared to be associated with liquid propane. No evidence of odor or leakage was noted.

5.1.2 Public Records

Available public records were reviewed by Environmental Data Resources, Inc. (EDR) on December 16, 2002 (refer to Section 3.0, *Historical and Regulatory Information Searches*). The purpose of this research was to verify if sites are located within the subject site boundaries or within a one-mile radius of the subject site which have been reported as contaminated or that generate hazardous materials. The lists which were reviewed identified no listed regulatory sites are reported within the boundary of the subject site and two (2) listed regulatory sites within a one-mile radius of the subject site. As documented in Section 3.0, none of the identified sites appear to be a potential environmental concern with regards to the subject site due to their location and distance from the subject site; their status, if reported; and/or gradient of groundwater flow.

5.1.3 Historic Recognized Environmental Condition(s)

A "**historic recognized environmental condition**" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. HRECs are generally conditions which have in the past been remediated to the satisfaction of the responsible regulatory agency. Based on this definition, no HRECs were identified within the boundaries of the subject site.

5.1.4 Historical Use(s) Information

Based upon the site inspection, review of available historical aerial photographs, and interviews, portions of the subject site were historically disced for dry-farmed uses for the past 40 years. According to an interview with Mr. Frank Lammeland, Farm Advisor with the University of California (referred to by the County of Riverside), dry farming typically uses fewer pesticides than row crops and year round farming practices. Mr. Lammeland also indicated that if pesticides are present, they are generally negligible and/or in extremely low amounts. Therefore, it is RBF's recommendation that sampling for elevated levels of pesticide concentrations is not warranted based on the interviews conducted during the course of this Assessment and the overall history of the subject site.

5.1.5 Other Potential Sources of Hazardous Material

The presence of hazardous materials on the subject site that may have been generated from adjacent properties was not visually or physically evident.

5.2 CONSULTANT'S OPINION/RECOMMENDATION

The following opinions are based upon review of reasonable ascertainable referenced material available to RBF during the preparation of this Assessment which included files provided by the County of San Diego, historical aerial photographs, historical topographic maps, regulatory databases, interviews, and a site inspection.

- ◆ According to an on-site interview with the current owner, Mr. Doc Dedrick, one (1) underground storage tank (UST) is present within the northern side of the maintenance shop. Evidence of a vent pipe and/or former pump holder within the vicinity of the shop was noted during the January 17, 2003.

Subsequent interviews with the County of San Diego, Department of Environmental Health, and Building Services Department, identified no documentation with respect to the probable on-site UST. The location of the undocumented underground storage tank (UST) should be determined.

- ◆ Based upon the year the existing structures located on the subject site were built (prior to 1978), lead-based paint and asbestos may be present within the structure and would need to be handled properly prior to any remodeling or demolition activities.

5.3 FORMAL RECOMMENDATIONS

Based on the records and other data reviewed during the preparation of this Phase I Environmental Site Assessment, in accordance with ASTM Standard Practice E 1527-00 and the scope-of-services, and subject to the limitations thereof, the following measures are recommended:

5.3.1 Global Site Recommendations

All miscellaneous vehicles, maintenance equipment and materials (i.e., fertilizer, lubricants, grease, waste-oil, gasoline), construction/irrigation materials, miscellaneous stockpiled debris, aboveground storage tanks, 55-gallon drums, and 5-gallon buckets, should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

The storage and debris piles (irrigation piping, old vehicle parts, pallets, 55-gallon drums) identified within **Areas 1, 2, and 3** should be removed from the property and properly disposed. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

A visual inspection of the interior of all storage structures is recommended prior to construction/demolition activities. In the event that hazardous materials are encountered, they should be properly tested and then properly disposed of pursuant to State and Federal regulations.

5.3.2 Soil Sampling

Due to visible evidence of dark surface soil staining of oil/petroleum products located within **Area 1** (within the miscellaneous debris pile) and **Area 3** (tractor staging area) soil should be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining (evidence of petroleum products) appears to continue below the ground surface, sampling should be performed characterize the extent of contamination and identify appropriate remedial measures.

5.3.3. Underground Storage Tank

The location of the undocumented underground storage tank (UST) should be determined. If present, the UST should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

5.3.4 Water Wells

Water wells are located within the boundaries of the subject site. The wells should be properly removed and abandoned pursuant to the latest procedures required by the local regulatory agency. Associated equipment (i.e. diesel fuel tank, concrete, piping, and associated materials) should be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials should be performed.

5.3.5 Asbestos

The National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of asbestos containing materials (ACMs) prior to the commencement of any remedial work, including demolition. Prior to demolition work, it is recommended that areas be sampled as part of an asbestos survey.

Any demolition of the existing on-site structures must comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet or more of ACMs, to be certified and that certain procedures regarding the removal of asbestos be followed.

5.3.6 Lead-Based Paint

If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste should be evaluated independently from the building material to determine its proper management. According to the Department of Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). It is recommended that the landfill operator be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials.

5.3.7 Demolition/Construction Activities

If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:

- ◆ Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- ◆ Notify the Project Engineer of the implementing Agency;
- ◆ Secure the area as directed by the Project Engineer; and
- ◆ Notify the implementing agency's Hazardous Waste/Materials Coordinator

REFERENCES

1953 - 1994 Historical Aerial Photographs provided by Environmental Data Resources.

Date	Approximate Scale	Inquiry #
1994	1"= 666'	903128.6
1963	1"= 555'	903128.6
1953	1"= 833'	903128.6

California Department of Oil, Gas, and Geothermal Resources (DOGGR), Regional Wildcat Map W1-7, February 6, 1999.

County of San Diego, Environmental Health Division, conducted on January 17, 2003.

EPA Map of Radon Zones, U.S. EPA, 1993.

First American Real Estate Solutions, Property Data, 2001-2002.

Governmental Records, Environmental Data Resources, Inc., December 26, 2002.

Interview, Organic On-Site Field Worker, January 17, 2003.

Interview, Mr. Doc Dedrick, current on-site owner, January 17, 2003.

NiteOwl Property Database, Lawyers Title Insurance Corporation, reviewed on January 21, 2003.

Site Inspection, conducted on January 17, 2003.

Thomas Guide Directory, Riverside and San Diego Counties, 2003.

U. S. Department of Agriculture-Soil Conservation Service: Soil Survey of of the San Diego Area, California, dated April 1971.

USGS Historical Topographic Quadrangles, Jamul and Dulzura, California, 1943 through 1988.

USGS Topographic Quadrangles, Dulzura and Jamul Mountains, California, dated 1988 and 1975.

APPENDIX

A. EDR (Database) Search



The EDR Radius Map with GeoCheck®

**Hills of Sienna
Peaceful Valley Ranch
Jamul, CA 91935**

Inquiry Number: 903128.3s

December 26, 2002

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
EDR Proprietary Historical Map Findings	20
Orphan Summary	21
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-6
Physical Setting Source Map Findings	A-7
Physical Setting Source Records Searched	A-8

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer Copyright and Trademark Notice

This report contains information obtained from a variety of public and other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL EDR BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES.

Entire contents copyright 2001 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and the edr logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

PEACEFUL VALLEY RANCH
JAMUL, CA 91935

COORDINATES

Latitude (North): 32.705900 - 32° 42' 21.2"
Longitude (West): 116.861200 - 116° 51' 40.3"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 513009.2
UTM Y (Meters): 3618502.2

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2432116-F7 DULZURA, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRIS-TSD.....	Resource Conservation and Recovery Information System
RCRIS-LQG.....	Resource Conservation and Recovery Information System
RCRIS-SQG.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

AWP.....	Annual Workplan Sites
Cal-Sites.....	Calsites Database
Notify 65.....	Proposition 65 Records
Toxic Pits.....	Toxic Pits Cleanup Act Sites

EXECUTIVE SUMMARY

SWF/LF.....	Solid Waste Information System
WMUDS/SWAT.....	Waste Management Unit Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
VCP.....	Voluntary Cleanup Program Properties
INDIAN UST.....	Underground Storage Tanks on Indian Land
CA FID UST.....	Facility Inventory Database
HIST UST.....	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	Aboveground Petroleum Storage Tank Facilities
CLEANERS.....	Cleaner Facilities
CA WDS.....	Waste Discharge System
DEED.....	List of Deed Restrictions
CA SLIC.....	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
SAN DIEGO CO. HMMD.....	Hazardous Materials Management Division Database

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STATE ASTM STANDARD

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/1994 has revealed that there is 1 CHMIRS site within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	13884 CAMPO ROAD	1/2 - 1 NW	A5	18

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there is 1 Cortese site within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DENNIS' AUTO REPAIR	13886 CAMPO RD	1/2 - 1 NW	A2	6

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/11/2002 has revealed that there is 1 LUST site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DENNIS' AUTO REPAIR	13886 CAMPO RD	1/2 - 1 NW	A2	6

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 01/17/2002 has revealed that there is 1 UST site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DIANES MARKET	13886 CAMPO RD	1/2 - 1 NW	A3	18

STATE OR LOCAL ASTM SUPPLEMENTAL

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing

EXECUTIVE SUMMARY

approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, has revealed that there are 2 HAZNET sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
1X RAUL RODRIGUEZ	13886 CAMPO ROAD	1/2 - 1 NW	A1	6
DENNIS AUTO & TRUCK RPR	13886 CAMPO RD	1/2 - 1 NW	A4	18

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

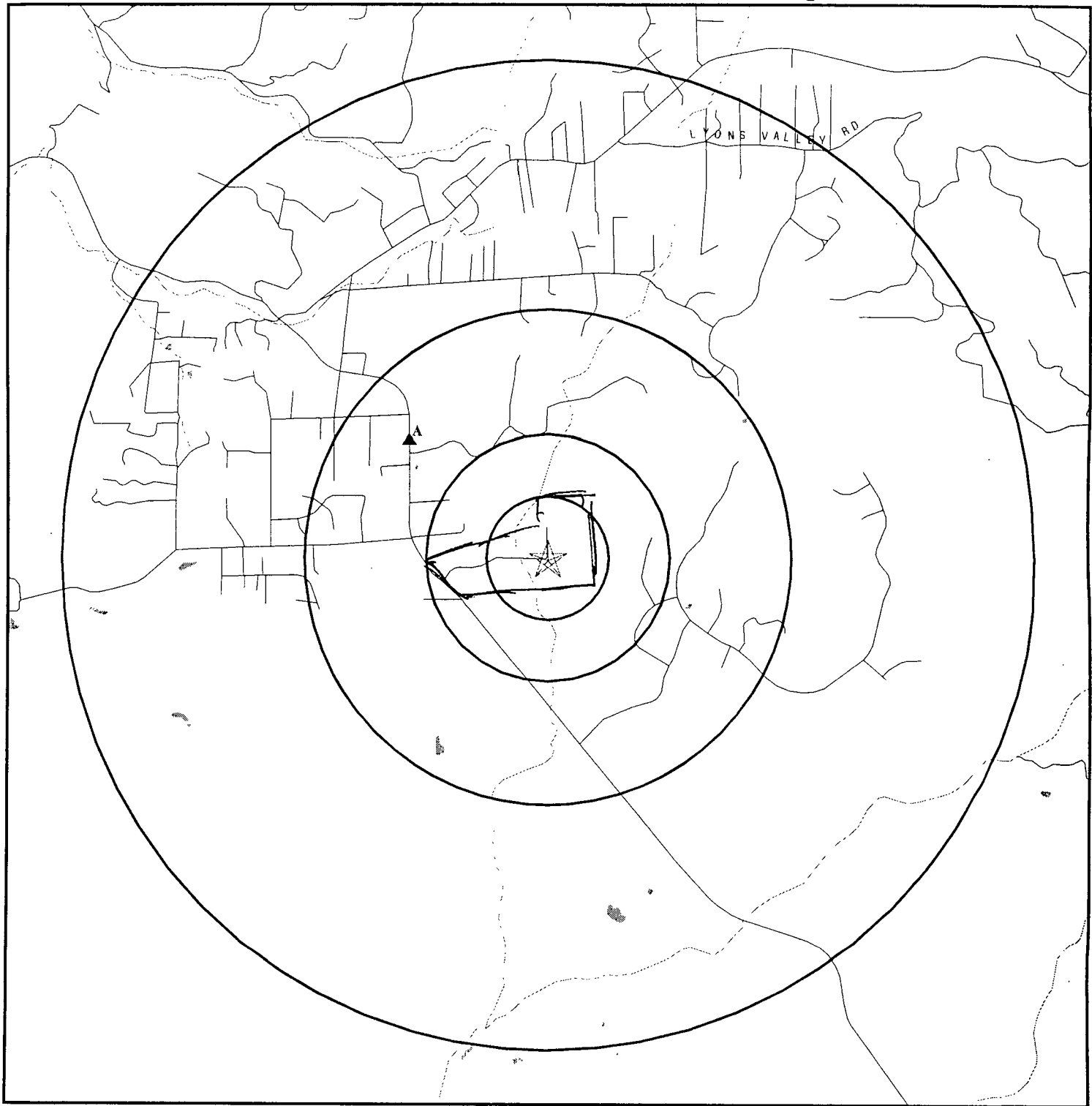
Site Name

JAMUL BURNSITE
JAMUL FIRE STATION
AMERI/MEX
FLETCHER HILLS MEDICAL GROUP
LAS MONTANAS GOLF COURSE

Database(s)

SWF/LF
HIST UST
HAZNET
SAN DIEGO CO. HMMD
SAN DIEGO CO. HMMD

OVERVIEW MAP - 903128.3s - RBF Consulting



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▨ Landfill Sites

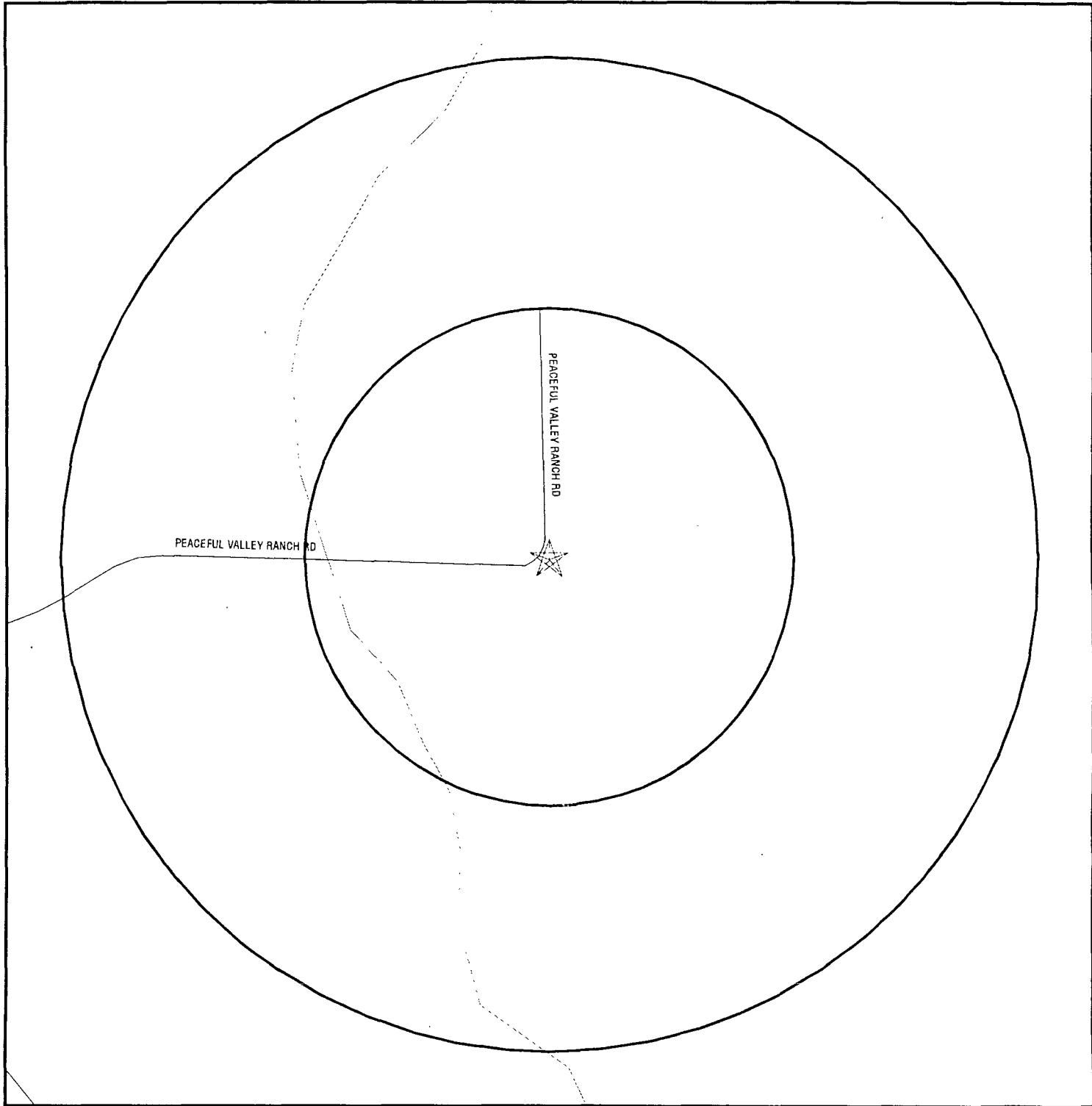
- Power transmission lines
- Oil & Gas pipelines
- ▨ Wetlands

- ▨ Areas of Concern

TARGET PROPERTY: Hills of Sienna
 ADDRESS: Peaceful Valley Ranch
 CITY/STATE/ZIP: Jamul CA 91935

CUSTOMER: RBF Consulting
 CONTACT: Richard Beck
 INQUIRY #: 903128.3s

DETAIL MAP - 903128.3s - RBF Consulting



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Historical Gas Stations / Historical Dry Cleaners
See the EDR Proprietary Historical Map Findings
- ⚡ Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ Areas of Concern

TARGET PROPERTY: Hills of Sienna
 ADDRESS: Peaceful Valley Ranch
 CITY/STATE/ZIP: Jamul CA 91935

CUSTOMER: RBF Consulting
 CONTACT: Richard Beck
 INQUIRY #: 903128.3s

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.500	0	0	0	0	0	0
Proposed NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		0.750	0	0	0	0	NR	0
CORRACTS		1.500	0	0	0	0	0	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
RCRIS Lg. Quan. Gen.		0.750	0	0	0	0	NR	0
RCRIS Sm. Quan. Gen.		0.750	0	0	0	0	NR	0
ERNS		0.500	0	0	0	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.500	0	0	0	0	0	0
Cal-Sites		1.500	0	0	0	0	0	0
CHMIRS		1.500	0	0	0	1	0	1
Cortese		1.500	0	0	0	1	0	1
Notify 65		1.500	0	0	0	0	0	0
Toxic Pits		1.500	0	0	0	0	0	0
State Landfill		1.000	0	0	0	0	NR	0
WMUDS/SWAT		1.000	0	0	0	0	NR	0
LUST		1.000	0	0	0	1	NR	1
CA Bond Exp. Plan		1.500	0	0	0	0	0	0
UST		0.750	0	0	0	1	NR	1
VCP		1.000	0	0	0	0	NR	0
INDIAN UST		0.750	0	0	0	0	NR	0
CA FID UST		0.750	0	0	0	0	NR	0
HIST UST		0.750	0	0	0	0	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.500	0	0	0	0	0	0
ROD		1.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
FINDS		0.500	0	0	0	NR	NR	0
HMIRS		0.500	0	0	0	NR	NR	0
MLTS		0.500	0	0	0	NR	NR	0
MINES		0.750	0	0	0	0	NR	0
NPL Liens		0.500	0	0	0	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
RAATS		0.500	0	0	0	NR	NR	0
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
SSTS		0.500	0	0	0	NR	NR	0
FTTS		0.500	0	0	0	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CLEANERS		0.750	0	0	0	0	NR	0
CA WDS		0.500	0	0	0	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
CA SLIC		1.000	0	0	0	0	NR	0
HAZNET		0.750	0	0	0	2	NR	2
San Diego Co. HMMD		0.500	0	0	0	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.500	0	0	0	0	0	0
See the EDR Proprietary Historical Database Section for details								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
NW
1/2-1
3920 ft.
Higher

1X RAUL RODRIGUEZ
13886 CAMPO ROAD
JAMUL, CA 91935

HAZNET
S103947585
N/A

Site 1 of 5 in cluster A

HAZNET:

Gepaid: CAC001071648
Tepaid: CAD028409019
Gen County: San Diego
Tsd County: Los Angeles
Tons: 1.6680
Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Treatment, Tank
Contact: RAUL RODRIGUEZ
Telephone: (000) 000-0000
Mailing Address: 2449 SAGEBRUSH COURT
LA JOLLA, CA 92037
County: San Diego

A2
NW
1/2-1
3920 ft.
Higher

DENNIS' AUTO REPAIR
13886 CAMPO RD
JAMUL, CA 91935

LUST
Cortese
SAN DIEGO CO. HMMD
S101301697
N/A

Site 2 of 5 in cluster A

State LUST:

Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 9UT3111
Reg Board: 9
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency: 37000
Case Type: Other ground water affected
Status: Not reported
County: San Diego
Abate Method: Cap Site - install horizontal impermeable layer to reduce rainfall infiltration, Excavate and Dispose - remove contaminated soil and dispose in approved site

Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/8/98		
Release Date:	Not reported		
Cleanup Fund Id:	Not reported		
Discover Date:	8/21/95		
Enforcement Dt:	1/12/96		
Enf Type:	Not reported		
Enter Date:	12/16/96		
Funding:	Not reported		
Staff Initials:	EWP		
How Discovered:	Not reported		
How Stopped:	Close Tank		
Interim:	Not reported		
Leak Cause:	Unknown		
Leak Source:	Unknown		
MTBE Date:	Not reported		
Max MTBE GW:	Not reported		
MTBE Tested:	Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

DENNIS' AUTO REPAIR (Continued)

S101301697

Priority: 2B
Local Case #: Not reported
Beneficial: Not reported
Staff: CQC
GW Qualifier: Not reported
Max MTBE Soil: Not reported
Soil Qualifier: Not reported
Hydr Basin #: 909.21
Operator: Not reported
Oversight Prgm: Local Oversight Program UST
Oversight Prgm: LOP
Review Date: 4/20/99
Stop Date: 9/6/95
Work Suspended: Not reported
Responsible Party: DENNIS AUTO REPAIR
RP Address: 13886 CAMPO RD 91935
Global Id: T0607301878
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 20272.55089
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Cross Street: JEFFERSON
Qty Leaked: Not reported
Case Number: 9UT2350
Reg Board: 9
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency: 37000
Case Type: Soil only
Status: Not reported
County: San Diego
Abate Method: Cap Site - install horizontal impermeable layer to reduce rainfall infiltration, Excavate and Dispose - remove contaminated soil and dispose in approved site

Review Date:	8/4/92	Confirm Leak:	8/4/92
Workplan:	8/4/92	Prelim Assess:	8/4/92
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/8/98		
Release Date:	Not reported		
Cleanup Fund Id:	Not reported		
Discover Date:	8/4/92		
Enforcement Dt:	9/8/92		
Enf Type:	Not reported		
Enter Date:	2/22/93		
Funding:	Not reported		
Staff Initials:	EWP		
How Discovered:	Tank Closure		
How Stopped:	Close Tank		
Interim:	Yes		
Leak Cause:	Corrosion		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

DENNIS' AUTO REPAIR (Continued)

S101301697

Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: 2B
Local Case # : Not reported
Beneficial: Not reported
Staff : CQC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: 909.21
Operator : Not reported
Oversight Prgm: Local Oversight Program UST
Oversight Prgm : LOP
Review Date : 4/20/99
Stop Date : 7/16/92
Work Suspended :Not reported
Responsible Party:PAUL RODRIGUEZ
RP Address: 2449 SAGEBRUSH COURT, LA JOLLA, CA 92037
Global Id: T0607301122
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 20272.55089
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Cross Street: Not reported
Qty Leaked: Not reported
Case Number 9UT3138
Reg Board: 9
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency : 37000
Case Type: Other ground water affected
Status: Not reported
County: San Diego
Abate Method: Cap Site - install horizontal impermeable layer to reduce rainfall
infiltration, Excavate and Dispose - remove contaminated soil and
dispose in approved site

Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	12/9/95	Prelim Assess:	12/9/95
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/8/98		
Release Date:	Not reported		
Cleanup Fund Id :	Not reported		
Discover Date :	7/12/92		
Enforcement Dt :	1/12/96		
Enf Type:	Not reported		
Enter Date :	12/17/96		
Funding:	Not reported		
Staff Initials:	EWP		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

DENNIS' AUTO REPAIR (Continued)

S101301697

How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: Unknown
Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: 2B
Local Case # : Not reported
Beneficial: Not reported
Staff : CQC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: 909.21
Operator : Not reported
Oversight Prgm: Local Oversight Program UST
Oversight Prgm : LOP
Review Date : 4/20/99
Stop Date : 7/12/92
Work Suspended Not reported
Responsible PartyDENNIS AUTO REPAIR
RP Address: 13886 CAMPO RD 91935
Global Id: T0607301906
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 20272.55089
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

DENNIS' AUTO REPAIR (Continued)

S101301697

LUST Region 9:

Case Number:	9UT2350	Release Date:	08/04/1992
Local Agency:	37000		
Substance:	8006619	Qty Leaked:	0
Date Found:	08/04/1992	How Found:	Tank Closure
Date Stopped:	07/16/1992	How Stopped:	Close Tank
Source:	Tank	Cause:	Corrosion
Lead Agency:	Local Agency		
Status:	Case Closed		
Case Type:	Soil only		
Abate Method:	Cap Site - install horizontal impermeable layer to reduce rainfall infiltration, Excavate and Dispose - remove contaminated soil and dispose in approved site		
Confirm Date:	Not reported	Submit Workplan:	Not reported
Prelim Assess:	Not reported	Desc Pollution:	Not reported
Remed Plan:	Not reported	Remed Action:	Not reported
Began Monitor:	10/8/98	Closed Date:	10/8/98
Enforce Type:	SEL		
Enforce Date:	9/8/92		
Pilot Program:	LOP	Local Case:	H20496-001
Basin Number:	909.21	Gwater Depth:	24'
File Disp:	File discarded, case closed		
Interim Remedial Actions:	Yes		
Beneficial Use:	MUN		
Cleanup and Abatement order Number:	Not reported		
Waste Discharge Requirement Number:	Not reported		
NPDES Number:	Not reported		

Case Number:	9UT3111	Release Date:	08/21/1995
Local Agency:	37000		
Substance:	8006619	Qty Leaked:	0
Date Found:	08/21/1995	How Found:	Not reported
Date Stopped:	09/06/1995	How Stopped:	Close Tank
Source:	Unknown	Cause:	Unknown
Lead Agency:	Local Agency		
Status:	Case Closed		
Case Type:	Other ground water affected		
Abate Method:	Cap Site - install horizontal impermeable layer to reduce rainfall infiltration, Excavate and Dispose - remove contaminated soil and dispose in approved site		
Confirm Date:	9/19/95	Submit Workplan:	9/19/95
Prelim Assess:	Not reported	Desc Pollution:	Not reported
Remed Plan:	8/23/96	Remed Action:	8/23/96
Began Monitor:	10/8/98	Closed Date:	10/8/98
Enforce Type:	SEL		
Enforce Date:	1/12/96		
Pilot Program:	LOP	Local Case:	H20496-003
Basin Number:	909.21	Gwater Depth:	24'
File Disp:	Administratively opened on database, however no file physically exists		
Interim Remedial Actions:	Not reported		
Beneficial Use:	MUN		
Cleanup and Abatement order Number:	Not reported		
Waste Discharge Requirement Number:	Not reported		
NPDES Number:	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

DENNIS' AUTO REPAIR (Continued)

S101301697

Case Number: 9UT3138 Release Date: 02/12/1992
Local Agency: 37000
Substance: 8006619 Qty Leaked: 0
Date Found: 07/12/1992 How Found: Tank Closure
Date Stopped: 07/12/1992 How Stopped: Close Tank
Source: Unknown Cause: Unknown
Lead Agency: Local Agency
Status: Case Closed
Case Type: Other ground water affected
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Cap Site - install horizontal impermeable layer to reduce rainfall infiltration
Confirm Date: Not reported Submit Workplan: Not reported
Prelim Assess: Not reported Desc Pollution: Not reported
Remed Plan: 1/12/96 Remed Action: 1/12/96
Began Monitor: 10/8/98 Closed Date: 10/8/98
Enforce Type: SEL
Enforce Date: 1/12/96
Pilot Program: LOP Local Case: H20496-002
Basin Number: 909.21 Gwater Depth: 27'
File Dispn: Administratively opened on database, however no file physically exists
Interim Remedial Actions: Not reported
Beneficial Use: MUN
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported
NPDES Number: Not reported

CORTESE:

Reg Id: 9UT3138
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

Reg Id: 9UT2350
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

Reg Id: 9UT3111
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

HMMD:

Facility ID: H20496
Inactive Indicator: Inactive Business Code: Not reported
SIC: 5541 Permit Expiration: 00/00
Owner: RAUL RODRIQUEZ 2nd Name: Not reported
Mailing Address: LA JOLLA
CA
92037
Corporate Code: 97 Fire Dept District: RURAL FPD
Census Tract #: 21301 EPA ID: Not reported
Inspection Date: 09/13/1991 0:00:00 Reinspection Date: 09/92
Inspector Name: CRECELIUS Gas Station: Not reported
Facility Contact: RAUL OR DELORES Delinquent Flag: Not Delinquent
Property Owner: EL CAPITAN ASSOC
PO Address: SAN DIEGO
CA
92108

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

DENNIS' AUTO REPAIR (Continued)

S101301697

Tank Owner: EL CAPITAN ASSOCIATES
TO Address: SAN DIEGO
CA
92108
Last Update: 08/13/2000 0:00:00
Last Delinquent Letter: Not reported
Last Letter Type: Not reported
Violation Notice Issued: Not reported
Map Code/Business Plan on File: Not reported
Business Plan Acceptance Date: 05/22/89
Reinspection Date Y2K Compatible: Sep 1992

HMMD DISCLOSURE INVENTORY:

Chemical Name: Not reported
Item Number: Not reported
Stored at 1 Time: Not reported
Measurement Units: Not reported
Carcinogen: No
Quantity Stored At One Time: Not reported
Annual Quantity String: Not reported
Material Safety Data Sheet: Not reported
1st Hazard Category: Not reported
2nd Hazard Category: Not reported

Storage Method: Not reported
Annual Qty String: Not reported

HMMD UNDERGROUND TANKS:

Tank Number: T001
Capacity (Gal): 4000.00
Waste or Product: Product

Tank ID Number: 1
Tank Exempt: No
Tank Contents: DIESEL

Tank Number: T002
Capacity (Gal): 3000.00
Waste or Product: Product

Tank ID Number: 2
Tank Exempt: No
Tank Contents: LEADED

Tank Number: T003
Capacity (Gal): 4000.00
Waste or Product: Product

Tank ID Number: 3
Tank Exempt: No
Tank Contents: REGULAR UNLEADED

Tank Number: T004
Capacity (Gal): 1000.00
Waste or Product: Waste

Tank ID Number: AT2763
Tank Exempt: No
Tank Contents: GASOLINE & WASTE OIL

HMMD WASTE STREAMS:

Inspection Date: 09/13/1991 0:00:00
Waste Code: 221.00
Qty at Inspection: 35.00
Measurement Unit: GAL
Treatment Method: RECYCLE
Waste Description: Not reported
Carcinogen: No
Quantity String: 0000000035

Waste Item #: W001
Waste Name: WASTE OIL & MIXED OIL
Annual Quantity: 140.00

Storage Method: METAL DRUMS, 55 GALLONS
Haz Waste Hauler: NELCO OIL REFINING CORP
Annual Qty String: 0000000140

HMMD VIOLATIONS:

Inspection Date: Not reported
Waste Code: Not reported
Type of Violation: Not reported
Violation Description:

Occurrences: Not reported

HMMD ENVIRONMENTAL ASSESSMENT INFORMATION:

Case Status Date: 10/08/1998 0:00:00
Case Type: TANK, RELEASE

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

DENNIS' AUTO REPAIR (Continued)

S101301697

Case Status: CLOSED
Release Occurrence Number: 001
Historical Name: DENNIS AUTO REPAIR
Date Release Began: 07/16/1992 0:00:00
Lead Agency: DEH

Case Status Date: 10/08/1998 0:00:00
Case Type: TANK, RELEASE (W)
Case Status: CLOSED
Release Occurrence Number: 002
Historical Name: RAUL RODRIGUEZ
Date Release Began: 02/12/1992 0:00:00
Lead Agency: DEH

Case Status Date: 10/08/1998 0:00:00
Case Type: TANK, RELEASE (W)
Case Status: CLOSED
Release Occurrence Number: 003
Historical Name: RAUL RODRIGUEZ
Date Release Began: 08/21/1995 0:00:00
Lead Agency: DEH

Additional detail may be available for this site. Please contact your EDR Account Executive for more information

Facility ID: H32413
Inactive Indicator: Active
SIC: Not reported
Owner: GEORGE CHARALAMBOUS
Mailing Address: JAMUL
CA
91935, 3210
Corporate Code: 97
Census Tract #: 21301
Inspection Date: 01/18/2002 0:00:00
Inspector Name: GRIFFITH
Facility Contact: GEORGE CHARALAMBOUS
Property Owner: Not reported
PO Address: Not reported
Tank Owner: Not reported
TO Address: Not reported
Last Update: 03/08/2002 0:00:00
Last Delinquent Letter: 07/11/1999 0:00:00
Last Letter Type: 30
Violation Notice Issued: Not reported
Map Code/Business Plan on File: Not reported
Business Plan Acceptance Date: 01/18/02
Reinspection Date Y2K Compatible: Mar 2003
Business Code: GENL AUTO/CYCLE/TRUCK REP
Permit Expiration: 05/31
2nd Name: Not reported
Fire Dept District: RURAL FPD
EPA ID: CAL000076019
Reinspection Date: 03/03
Gas Station: Not reported
Delinquent Flag: Not Delinquent

HMMD DISCLOSURE INVENTORY:

Chemical Name: Not reported
Item Number: Not reported
Stored at 1 Time: Not reported
Measurement Units: Not reported
Carcinogen: No
Quantity Stored At One Time: Not reported
Annual Quantity String: Not reported
Material Safety Data Sheet: Not reported
Storage Method: Not reported
Annual Qty String: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

DENNIS' AUTO REPAIR (Continued)

S101301697

1st Hazard Category: Not reported
2nd Hazard Category: Not reported

HMMD UNDERGROUND TANKS:

Tank Number:	Not reported	Tank ID Number:	Not reported
Capacity (Gal):	Not reported	Tank Exempt:	Not reported
Waste or Product:	Not reported	Tank Contents:	Not reported

HMMD WASTE STREAMS:

Inspection Date:	01/18/2002 0:00:00	Waste Item #:	W001
Waste Code:	221.00	Waste Name:	WASTE OIL & MIXED OIL
Qty at Inspection:	275.00	Annual Quantity:	330.00
Measurement Unit:	GAL		
Treatment Method:	RECYCLE	Storage Method:	METAL DRUMS,55 GALLONS
Waste Description:	*	Haz Waste Hauler:	ASBURY ENVIR. SERVICES
Carcinogen:	No	Annual Qty String:	0000000330
Quantity String:	0000000275		

Inspection Date:	01/18/2002 0:00:00	Waste Item #:	W003
Waste Code:	888.00	Waste Name:	USED OIL FILTERS
Qty at Inspection:	55.00	Annual Quantity:	55.00
Measurement Unit:	GAL		
Treatment Method:	FILTERS/METAL RECLAI	Storage Method:	METAL DRUMS,55 GALLONS
Waste Description:	*	Haz Waste Hauler:	ASBURY ENVIR. SERVICES
Carcinogen:	No	Annual Qty String:	0000000055
Quantity String:	0000000055		

HMMD VIOLATIONS:

Inspection Date:	04/15/1998 0:00:00	Occurrences:	01
Waste Code:	888		
Type of Violation:	USED OIL FILTERS		
Violation Description:	USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION. CCR 66266.130		

Inspection Date:	12/06/1999 0:00:00	Occurrences:	02
Waste Code:	Not reported		
Type of Violation:	GENERAL VIOLATION		
Violation Description:	USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION. CCR 66266.130		

Inspection Date:	12/06/1999 0:00:00	Occurrences:	02
Waste Code:	Not reported		
Type of Violation:	GENERAL VIOLATION		
Violation Description:	OWNER/OPERATOR HAS NOT PREPARED A CONTINGENCY PLAN, OR MAINTAINED A COPY ON SITE, OR SUBMITTED A COPY TO THE HMMD. CCR 66265.51,.53		

Inspection Date:	12/06/1999 0:00:00	Occurrences:	02
Waste Code:	Not reported		
Type of Violation:	GENERAL VIOLATION		
Violation Description:	PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT COMPLIAN WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES CCR 66265.16		

Inspection Date:	12/06/1999 0:00:00	Occurrences:	03
Waste Code:	Not reported		
Type of Violation:	GENERAL VIOLATION		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

DENNIS' AUTO REPAIR (Continued)

S101301697

Violation Description: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE
AND/OR ARE IMPROPERLY LABELED CCR
66262.34

Inspection Date: 12/06/1999 0:00:00 Occurrences: 01

Waste Code: Not reported

Type of Violation: GENERAL VIOLATION

Violation Description: HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO
DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40,
66272.1

Inspection Date: 04/15/1998 0:00:00 Occurrences: 02

Waste Code: Not reported

Type of Violation: GENERAL VIOLATION

Violation Description: PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT COMPLIAN
WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES
CCR 66265.16

Inspection Date: 04/15/1998 0:00:00 Occurrences: 03

Waste Code: 221

Type of Violation: WASTE OIL & MIXED OIL

Violation Description: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE
AND/OR ARE IMPROPERLY LABELED CCR
66262.34

Inspection Date: 12/06/1999 0:00:00 Occurrences: 01

Waste Code: Not reported

Type of Violation: GENERAL VIOLATION

Violation Description: DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR
AIR) HSC 25189.5

HMMD ENVIRONMENTAL ASSESSMENT INFORMATION:

Case Status Date: Not reported

Case Type: Not reported

Case Status: Not reported

Release Occurrence Number: Not reported

Historical Name: Not reported

Date Release Began: Not reported

Lead Agency: Not reported

Additional detail may be available for this site. Please contact your EDR Account Executive for more information

Facility ID: H37649

Inactive Indicator: Active

SIC: Not reported

Owner: JIHAN, INC DBA ARCO AMPM

Mailing Address: JAMUL

CA

91935

Corporate Code: 97

Census Tract #: 21301

Inspection Date: 01/29/2002 0:00:00

Inspector Name: FITZMAURIC

Facility Contact: SOUAD YACOUB

Property Owner: SOUAD YACOUB

PO Address: JAMUL

Business Code: FUEL-DISPENSE NO REPAIR

Permit Expiration: 06/30

2nd Name: Not reported

Fire Dept District: RURAL FPD

EPA ID: Not reported

Reinspection Date: 01/03

Gas Station: Not reported

Delinquent Flag: Not Delinquent

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

DENNIS' AUTO REPAIR (Continued)

S101301697

CA
91935
Tank Owner: SOUAD YACoub
TO Address: JAMUL
CA
91935
Last Update: 03/15/2002 0:00:00
Last Delinquent Letter: Not reported
Last Letter Type: Not reported
Violation Notice Issued: 1
Map Code/Business Plan on File: Not reported
Business Plan Acceptance Date: 02/16/00
Reinspection Date Y2K Compatible: Jan 2003

HMMD DISCLOSURE INVENTORY:

Chemical Name: LP GAS
Item Number: D001
Stored at 1 Time: 500.00
Measurement Units: 0000005000
Carcinogen: Yes
Quantity Stored At One Time: 74-98-6
Annual Quantity String: 5000.00
Material Safety Data Sheet: A
1st Hazard Category: Not reported
2nd Hazard Category: FIRE HAZARD
Storage Method: Not reported
Annual Qty String: 0000000500

HMMD UNDERGROUND TANKS:

Tank Number: T001
Capacity (Gal): 12000.00
Waste or Product: Product
Tank ID Number: NT2044
Tank Exempt: No
Tank Contents: REGULAR UNLEADED
Tank Number: T002
Capacity (Gal): 6000.00
Waste or Product: Product
Tank ID Number: NT2044
Tank Exempt: No
Tank Contents: SUPER UNLEADED
Tank Number: T003
Capacity (Gal): 6000.00
Waste or Product: Product
Tank ID Number: NT2044
Tank Exempt: No
Tank Contents: DIESEL

HMMD WASTE STREAMS:

Inspection Date: 01/29/2002 0:00:00
Waste Code: 352.00
Qty at Inspection: 10.00
Measurement Unit: LBS
Treatment Method: UNKNOWN
Waste Description: DISPENSER FUEL FILTERS
Carcinogen: No
Quantity String: 0000000010
Waste Item #: W001
Waste Name: ORGANIC SOLIDS (OTHER)
Annual Quantity: 30.00
Storage Method: PLASTIC DRUMS 0-5 GALLONS
Haz Waste Hauler: UNKNOWN HAZ WST HAULER
Annual Qty String: 0000000030

HMMD VIOLATIONS:

Inspection Date: 01/29/2002 0:00:00
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT COMPLIANCE WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES
CCR 66265.16
Occurrences: 01

Inspection Date: 01/29/2002 0:00:00
Waste Code: Not reported
Occurrences: 01

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

DENNIS' AUTO REPAIR (Continued)

S101301697

Type of Violation: GENERAL VIOLATION
Violation Description: SPILL CONTAINER/OVERFILL PREVENTION SYSTEM IS NOT PROPERLY
INSTALLED OR MAINTAINED AS REQUIRED.
CCR 2635(C)

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: WRITTEN RESPONSE PLAN FOR RELEASES INTO SECONDARY CONTAINMENT IS
NOT AVAILABLE. CCR 2632(E)(2),
2634(C)

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: WRITTEN ROUTINE MONITORING PROCEDURE FOR THE UNDERGROUND STOR
TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED.
CCR2632(E)(1),2634(B)(2)

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: OWNER/OPERATOR HAS NOT HAD MONITORING EQUIPMENT TESTED ANNUALL
AS REQUIRED. 23CCR 2630, 2641 (J)

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: DOCUMENTATION SHOWING EVIDENCE OF FINANCIAL RESPONSIBILITY IS
NOT AVAILABLE.
HSC 25292.2

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO
DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40,
66272.1

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: GENERATOR OF HAZARDOUS WASTE HAS NOT OBTAINED AN EPA
IDENTIFICATION NUMBER
CCR 66262.12

Inspection Date: 01/29/2002 0:00:00 Occurrences: 01
Waste Code: Not reported
Type of Violation: GENERAL VIOLATION
Violation Description: UNDERGROUND STORAGE TANK MONITORING/MAINTENANCE/CALIBRATION
RECORDS ARE NOT MAINTAINED ON SITE. HSC 25293; CCR
2712(B), 2641(I)

HMMD ENVIRONMENTAL ASSESSMENT INFORMATION:

Case Status Date: Not reported
Case Type: Not reported
Case Status: Not reported
Release Occurrence Number: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

DENNIS' AUTO REPAIR (Continued)

EDR ID Number
EPA ID Number

S101301697

Historical Name: Not reported
Date Release Began: Not reported
Lead Agency: Not reported

Additional detail may be available for this site. Please contact your EDR Account Executive for more information

**A3
NW
1/2-1
3920 ft.
Higher**

**DIANES MARKET
13886 CAMPO RD
JAMUL, CA 91935

Site 3 of 5 in cluster A**

**UST U003790002
N/A**

State UST:
Facility ID: H37649
Total Tanks: 1
Region: STATE
Local Agency: 37000

**A4
NW
1/2-1
3920 ft.
Higher**

**DENNIS AUTO & TRUCK RPR
13886 CAMPO RD
JAMUL, CA 92020

Site 4 of 5 in cluster A**

**HAZNET S103629588
N/A**

HAZNET:
Gepaid: CAL000076019
Tepaid: CAT080013352
Gen County: San Diego
Tsd County: Los Angeles
Tons: .8340
Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: DENNIS AUTO & TRUCK REPAIR
Telephone: (000) 000-0000
Mailing Address: 13886 CAMPO RD
JAMUL, CA 91935
County: San Diego

**A5
NW
1/2-1
3945 ft.
Higher**

**13884 CAMPO ROAD
JAMUL, CA 91935

Site 5 of 5 in cluster A**

**CHMIRS S100279265
N/A**

CHMIRS:
OES Control Number: 8905455 DOT ID: Not reported
DOT Hazard Class: Not Reported
Chemical Name: DIESEL FUEL
Extent of Release: Not reported
CAS Number: Not reported Quantity Released: 20
Environmental Contamination: Ground Property Use: Vacant Lot
Incident Date: 28-MAR-89 Date Completed: 28-MAR-89
Time Completed : 1530
Physical State Stored : Liquid
Physical State Released : Liquid
Release Unit : Gallons
Container Description : 1

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

(Continued)

S100279265

Container Type : 01
Container Material : Iron Steel and Other Iron Alloys
Level Of Container : 10
Container Capacity : 50
Container Capacity Units (code) : 2
Extent Of Release (code) : 6
Agency Id Number : 37717
Agency Incident Number : 99999
OES Incident Number : 8905455
Time Notified : 1330
Surrounding Area : 500
Estimated Temperature : 72
Property Management : P
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported
Special Studies 3 : Not reported
Special Studies 4 : Not reported
Special Studies 5 : Not reported
Special Studies 6 : Not reported
Responding Agency Personnel # Of Injuries : 0
Responding Agency Personnel # Of Fatalities : 0
Resp Agency Personnel # Of Decontaminated : 0
Others Number Of Decontaminated : 0
Others Number Of Injuries : 0
Others Number Of Fatalities : 0
Vehicle Make/year : TRASH TRUCK
Vehicle License Number : Not reported
Vehicle State : CA
Vehicle Id Number : Not reported
CA/DOT/PUC/ICC Number : Not reported
Company Name : JAMUL SERVICES
Reporting Officer Name/ID : JOHN KOLB
Report Date : 28-MAR-89
Comments : Not reported
Facility Telephone Number : 619 236-2222

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.
------	------	---------	------	----	------	-------

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Dat
JAMUL	S104759273	FLETCHER HILLS MEDICAL GROUP	13967 HY 94 #101	91935	SA
JAMUL	S104566329	AMERI/MEX	14063 HWY 94	91935	HA
JAMUL	U001571713	JAMUL FIRE STATION	HWY. 94 / MELODAY LANE	91935	HIS
JAMUL	S105155612	JAMUL BURNSITE	JAMUL DRIVE	91935	SW
JAMUL	S100741701	LAS MONTANAS GOLF COURSE	RANCHO MIGUEL RD	91935	SA

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/24/02

Date Made Active at EDR: 12/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 11/04/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 10/24/02

Date Made Active at EDR: 12/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 11/04/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/15/02

Date Made Active at EDR: 10/28/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/23/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 09/23/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/15/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/03/02
Elapsed ASTM days: 25
Date of Last EDR Contact: 09/23/02

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/29/02
Date Made Active at EDR: 12/26/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/15/02
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 09/24/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 10/28/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01
Database Release Frequency: Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/20/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 09/24/02
Date of Next Scheduled EDR Contact: 12/23/02

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/02
Date of Next Scheduled EDR Contact: 12/23/02

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 10/22/02
Date of Next Scheduled EDR Contact: 01/20/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/24/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/02

Date of Next Scheduled EDR Contact: 12/23/02

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 10/04/02

Date Made Active at EDR: 10/23/02

Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/07/02

Elapsed ASTM days: 16

Date of Last EDR Contact: 10/07/02

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 10/01/00

Date Made Active at EDR: 11/22/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/30/00

Elapsed ASTM days: 23

Date of Last EDR Contact: 10/08/02

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94

Date Made Active at EDR: 04/24/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/13/95

Elapsed ASTM days: 42

Date of Last EDR Contact: 11/25/02

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information

Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01

Date Made Active at EDR: 07/26/01

Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/29/01

Elapsed ASTM days: 58

Date of Last EDR Contact: 10/28/02

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board

Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/21/02

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/04/02

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/13/02
Date Made Active at EDR: 10/08/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02
Elapsed ASTM days: 22
Date of Last EDR Contact: 12/17/02

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 12/10/02

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/11/02
Date Made Active at EDR: 09/03/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/18/02
Elapsed ASTM days: 47
Date of Last EDR Contact: 10/11/02

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA UST:

UST: Active UST Facilities

Source: SWRCB

Telephone: 916-341-5700

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/17/02

Date Made Active at EDR: 02/12/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/21/02

Elapsed ASTM days: 22

Date of Last EDR Contact: 10/16/02

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/10/02

Date Made Active at EDR: 10/23/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/14/02

Elapsed ASTM days: 9

Date of Last EDR Contact: 10/14/02

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

Date of Government Version: N/A

Date Made Active at EDR: N/A

Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A

Elapsed ASTM days: 0

Date of Last EDR Contact: N/A

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5700

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

Date of Government Version: 11/20/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02

Date of Next Scheduled EDR Contact: 02/03/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control
Telephone: 916-225-0873

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes:
power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries
and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and
garment services.

Date of Government Version: 03/18/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/02
Date of Next Scheduled EDR Contact: 12/23/02

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe
exposures to hazardous substances and wastes.

Date of Government Version: 10/04/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year
by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately
350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain
some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 11/12/02
Date of Next Scheduled EDR Contact: 02/10/03

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 11/26/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department

Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/05/02

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/02/02

Date of Next Scheduled EDR Contact: 03/03/03

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health

Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/31/02

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/12/02

Date of Next Scheduled EDR Contact: 02/10/03

KERN COUNTY:

Underground Storage Tank Sites & Tanks Listing

Source: Kern County Environment Health Services Department

Telephone: 661-862-8700

Kern County Sites and Tanks Listing.

Date of Government Version: 06/01/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/02

Date of Next Scheduled EDR Contact: 03/03/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works

Telephone: 818-458-5185

Date of Government Version: 10/28/02

Database Release Frequency: Varies

Date of Last EDR Contact: 11/21/02

Date of Next Scheduled EDR Contact: 02/17/03

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department

Telephone: 310-607-2239

Date of Government Version: 11/01/02

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02

Date of Next Scheduled EDR Contact: 02/17/03

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department

Telephone: 562-570-2543

Date of Government Version: 05/30/02

Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/02

Date of Next Scheduled EDR Contact: 02/24/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 08/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 08/29/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 08/06/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/30/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/22/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/23/02
Date of Next Scheduled EDR Contact: 12/23/02

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/26/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 06/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 06/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/27/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/10/02

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/09/02
Date of Next Scheduled EDR Contact: 01/06/03

SAN FRANCISCO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 10/28/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/14/02
Date of Next Scheduled EDR Contact: 01/13/03

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 07/23/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 01/03/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/16/02
Date of Next Scheduled EDR Contact: 03/17/03

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/16/02
Date of Next Scheduled EDR Contact: 03/17/03

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 11/29/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/06/03

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/13/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 10/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 07/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 11/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 01/02/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 10/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 12/02/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/18/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 10/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 07/19/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/09/02
Date of Next Scheduled EDR Contact: 01/06/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 06/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 03/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

© 2002 Geographic Data Technology, Inc., Rel. 07/2002. This product contains proprietary and confidential property of Geographic Data Technology, Inc. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HILLS OF SIENNA
PEACEFUL VALLEY RANCH
JAMUL, CA 91935

TARGET PROPERTY COORDINATES

Latitude (North):	32.705898 - 32° 42' 21.2"
Longitude (West):	116.861198 - 116° 51' 40.3"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	513009.2
UTM Y (Meters):	3618502.2

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2432116-F7 DULZURA, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General SSW

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
SAN DIEGO, CA

FEMA Flood
Electronic Data
Not Available

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
DULZURA

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Mesozoic
System:	Cretaceous
Series:	Cretaceous granitic rocks
Code:	Kg (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: CIENEBA

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 4 inches

Depth to Bedrock Max: > 20 inches

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	10 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.30 Min: 5.10
2	10 inches	14 inches	weathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subinvariant soil types may appear within the general area of target property.

Soil Surface Textures: unweathered bedrock
sandy loam
gravelly - sand
stony - fine sandy loam

Surficial Soil Types: unweathered bedrock
sandy loam
gravelly - sand
stony - fine sandy loam

Shallow Soil Types: fine sandy loam
gravelly - loam

Deeper Soil Types: unweathered bedrock
stratified
very fine sandy loam
gravelly - sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

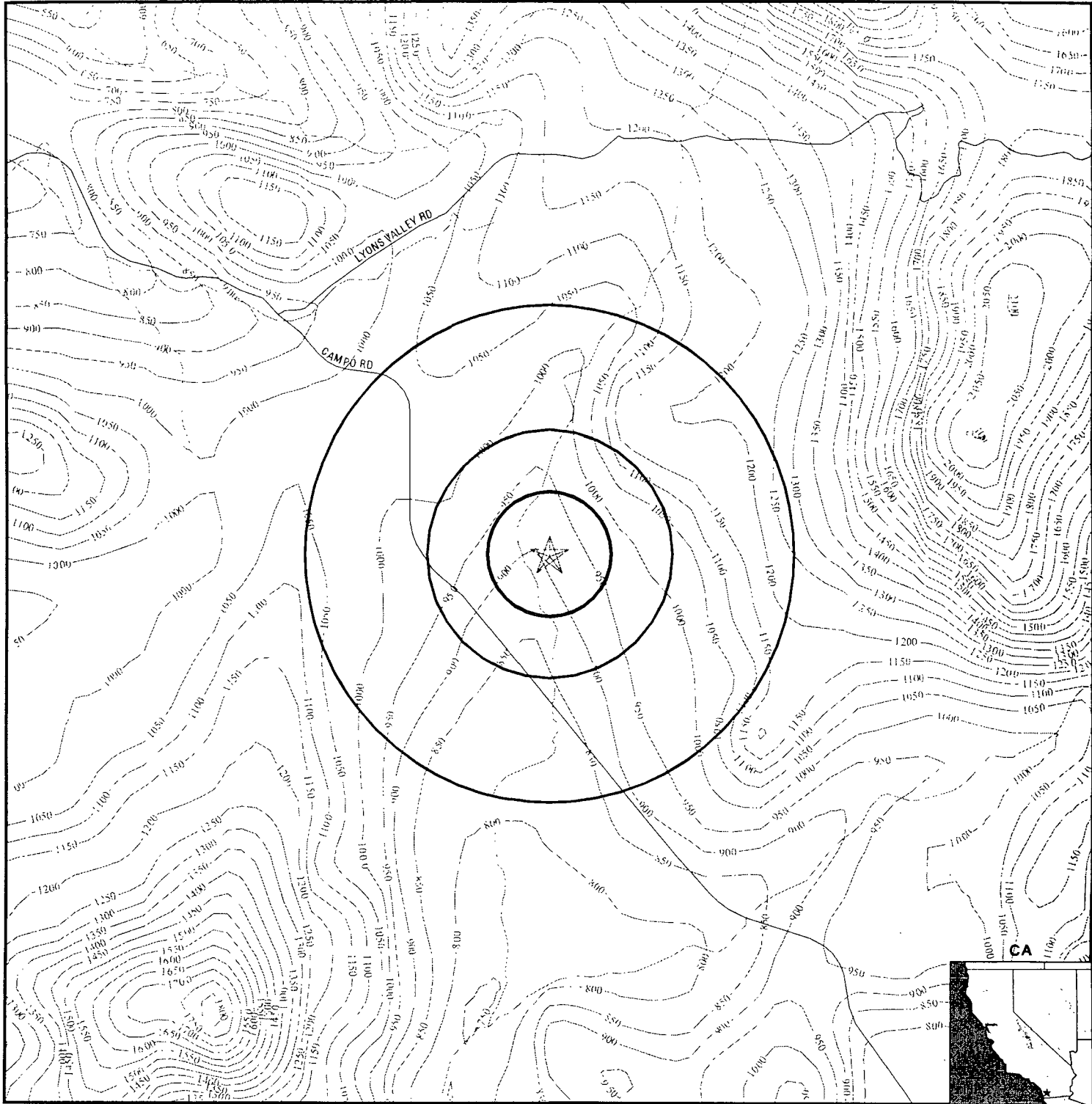
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 903128.3s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons
- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY: Hills of Sienna
ADDRESS: Peaceful Valley Ranch
CITY/STATE/ZIP: Jamul CA 91935

CUSTOMER: RBF Consulting
CONTACT: Richard Beck
INQUIRY #: 903128.3s

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SAN DIEGO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SAN DIEGO COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.677 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.400 pCi/L	100%	0%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

Area Radon Information

Source: USGS

Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 202-564-9370

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

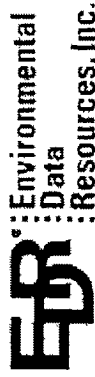
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

B. Documentation

1. Historical use of Property - Ag. Dry Farming,
5 Acres for organic. Hay & alfalfa.
2. Is there any current Pesticide / Hazardous
Storage Area? - No.
3. Is there a Pesticide Mixing area?
- No.
4. Is there any land-filling Disposal Areas?
- No. - minor composting on-site.
5. Any USTs / LUSTs on-site? One (1) undocumented
by storage shed / garage.
6. Any stained areas / soils? -
evidence for in tractor staging Area.
7. Any wells on-site? Sumps? Septic Tanks?
3 wells, 1 hand well.
8. Any past environment liens / issues / violations?
None.

~~9. Other~~



Preliminary Sanborn® Map Report

Client Info:

Account: 1019746
Address: RBF Consulting
14725 Alton Parkway
Irvine , CA 92618

Date: 12/26/2002
Inquiry Number: 765945
Site Name: Hills of Sienna
Address:
City/State: Jamul, CA
Zip Code: 91935

This document reports that EDR's collection of Sanborn® fire insurance maps has been reviewed, and based on client-supplied information, Sanborn® fire insurance maps depicting the target property at the specified location were not identified.

NO COVERAGE

A final Sanborn® Map Report is provided when the Sanborn® Map Search Print Report is ordered.

All maps provided pursuant to a Sanborn Map Report are currently reproducible copies of fire insurance maps owned or licensed by Environmental Data Resources, Inc. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE WITH RESPECT TO THE MAPS. THE INFORMATION CONTAINED THEREIN, OR THE RESULTS OF A SEARCH, THIS REPORT OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. Environmental Data Resources, Inc. assumes no liability to any party for any loss or damage whether arising out of errors or omissions, negligence, accident or any other cause. In no event shall Environmental Data Resources, Inc., its affiliates or agents, be liable to anyone for special, incidental, consequential or exemplary damages.

This is a preliminary report. It will be replaced by a final report after quality review. The final report may contain materially different information from the information contained in this preliminary report. Only a final report should be used in connection with a final site assessment.

Copyright 2002, Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format of any map of Environmental Data Resources, Inc. (whether obtained as a result of a search or otherwise) may be prohibited without prior written permission from Environmental Data Resources, Inc. Sanborn and Sanborn Map are trademarks of Environmental Data Resources, Inc.



**The EDR-Historical
Topographic Map
Report**

**Hills of Sienna
Peaceful Valley Ranch
Jamul, CA 91935**

January 3, 2003

Inquiry Number: 903128-5

***The Source
For Environmental
Risk Management
Data***

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm ET)
with questions or comments about your report.
Thank you for your business!

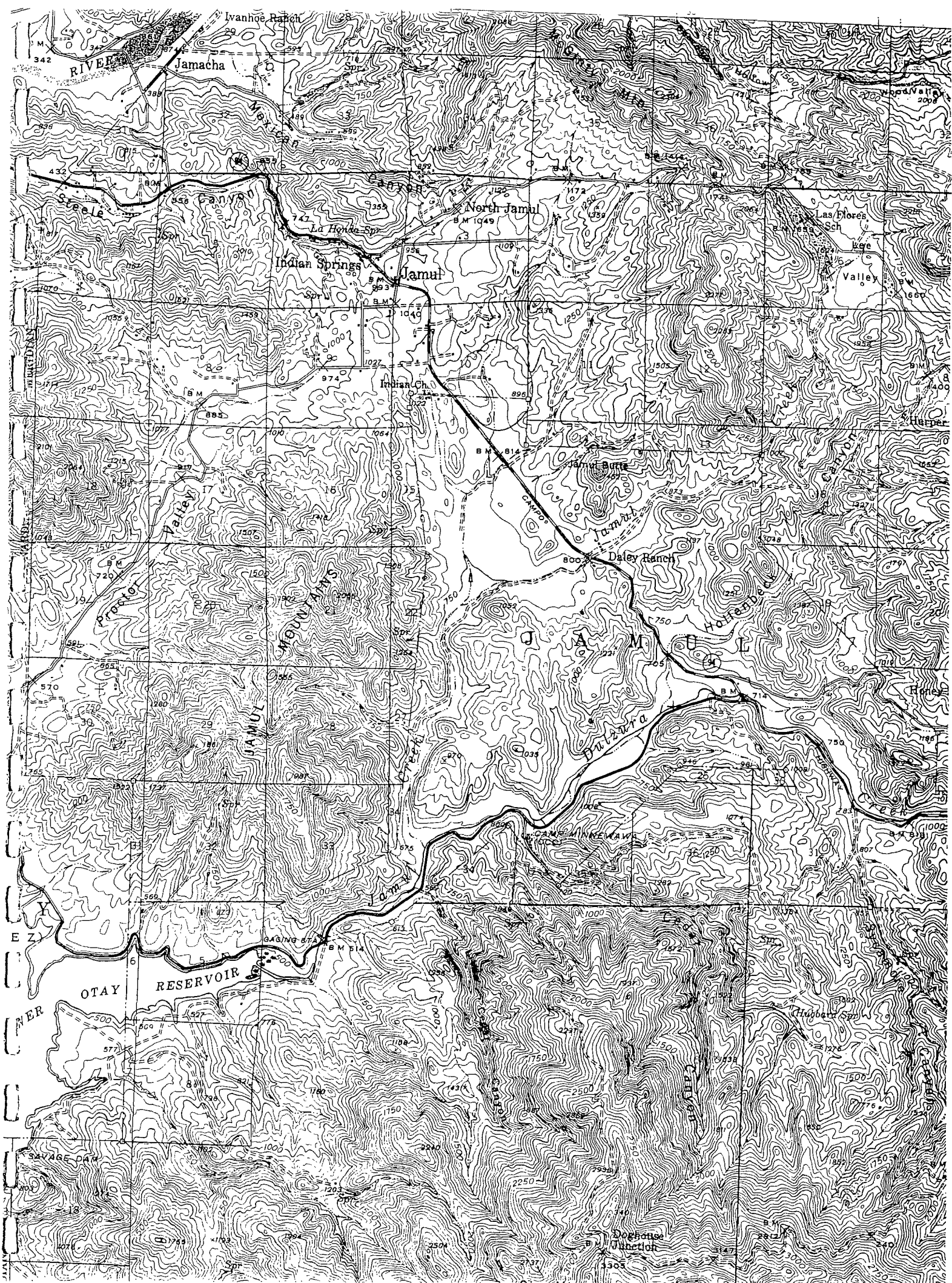
Disclaimer

Copyright and Trademark Notice

This report contains information obtained from a variety of public and other sources. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO NON-INFRINGEMENT OF THIRD PARTY RIGHTS, ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THIS REPORT OR THE INFORMATION CONTAINED OR REFERENCED THEREIN OR USED IN CONNECTION WITH THE PREPARATION THEREOF. ALL RISK IS ASSUMED BY THE USER. No liability to anyone is assumed, whether arising out of errors or omissions, negligence, accident or any other cause, for any loss or damage, including, without limitation, special, incidental, consequential, or exemplary damages.

Entire contents copyright 2000 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and the edr logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners. Use of such trademarks does not constitute an endorsement by Environmental Data Resources, Inc., or its affiliates, of the organizations claiming ownership thereof or the information obtained from such organizations and contained herein.



Inquiry Number: 923.23.5 ↑N
TP Quad ☒ Adj Quad ☐

Quad TAMOL
Minute Series ☐ 7.5 ☒ 15 ☐ 30 ☐ Other _____
Year 1943
☐ Photorevised ☐ Inspected from _____
Scale ☐ 1:24,000 ☒ 1:62,500
☐ 1:125,000 ☐ Other _____



Property Details

CAMPO RD JAMUL, CA

Property Last Updated: 1/8/2003 5:52:50 PM

County Last Updated: 1/9/2003 6:02:11 AM

Ownership Information

Parcel No: 597-050-13-00
 Owner(s): DEDRICK FAMILY PTNSHP
 Phone: (935) 669-1142
 Site Address: CAMPO RD JAMUL, CA
 Mail Address: PO BOX 399 JAMUL, CA 91935-0399

Sales and Loan Information

Recording Date:	N/A	Lender Name:	N/A
Sale Price:	N/A	Title Company:	N/A
Sale Code:	N/A - UNKNOWN	Loan Amt Other:	N/A
Document #:	N/A	Seller:	N/A
Document Type:	UNKNOWN	Prior Sales Price:	N/A
Deed Type:	UNKNOWN	Prior Sales Date:	N/A
Loan Amt 1 St:	N/A	Prior Doc #:	N/A
Loan type:	UNKNOWN	Prior Doc Type:	UNKNOWN

Assessment and Tax Information

Assessed Value:	\$106,182	Assessed Improved Value:	N/A
Assessed Land Value:	\$106,182	Assessed Improved %:	N/A%
Tax Area:	79019	Tax Year:	2001
Owner Exempt:	N/A	Tax Amount:	\$1,500.00

Property Description

Use Code:	063 - VACANT LAND (NEC)	Old Map-Grid (CA only):	PAGE 67P GRID E2
Zoning:	SD RR25	Municipality:	N/A
Legal:	REMAINDER PAR	Subdivision Name:	N/A
Map Grid:	PAGE 1292 GRID J3	Bathrooms:	N/A
County:	SD	House Style:	UNKNOWN
Tract:	N/A	Yr Built / Effective Yr Built:	N/A / N/A
Lot:	N/A	Pool:	NO
Lot Size:	1,975,010	Flood Zone ID:	N/A
Acreage:	45.34	Census Block:	2
Garage:	UNKNOWN		
Fireplaces:	NO		
Census Tract:	021304		

[New Search](#)



Property Details

PEACEFUL VALLEY RANCH RD JAMUL, CA

Property Last Updated: 1/8/2003 5:52:50 PM

County Last Updated: 1/9/2003 6:02:11 AM

Ownership Information

Parcel No: 597-060-02-00
 Owner(s): DEDRICK FAMILY PTNSHP
 Phone: (935) 669-1142
 Site Address: PEACEFUL VALLEY RANCH RD JAMUL, CA
 Mail Address: PO BOX 399 JAMUL, CA 91935-0399

Sales and Loan Information

Recording Date:	N/A	Lender Name:	N/A
Sale Price:	N/A	Title Company:	N/A
Sale Code:	N/A - UNKNOWN	Loan Amt Other:	N/A
Document #:	N/A	Seller:	N/A
Document Type:	UNKNOWN	Prior Sales Price:	N/A
Deed Type:	UNKNOWN	Prior Sales Date:	N/A
Loan Amt 1 St:	N/A	Prior Doc #:	N/A
Loan type:	UNKNOWN	Prior Doc Type:	UNKNOWN

Assessment and Tax Information

Assessed Value:	\$178,081	Assessed Improved Value:	N/A
Assessed Land Value:	\$178,081	Assessed Improved %:	N/A%
Tax Area:	79007	Tax Year:	2001
Owner Exempt:	N/A	Tax Amount:	\$3,307.48

Property Description

Use Code:	062 - VACANT LAND (NEC)	Old Map-Grid (CA only):	PAGE 67P GRID D3
Zoning:	SD RR1	Municipality:	N/A
Legal:	(EX ST) PAR 1	Subdivision Name:	N/A
Map Grid:	PAGE 1292 GRID J3	Bathrooms:	N/A
County:	SD	House Style:	UNKNOWN
Tract:	N/A	Yr Built / Effective Yr Built:	N/A / N/A
Lot:	N/A	Pool:	NO
Lot Size:	1,256,706	Flood Zone ID:	N/A
Acreage:	28.85	Census Block:	2
Garage:	UNKNOWN		
Fireplaces:	NO		
Census Tract:	021304		

[New Search](#)

[About Us](#) | [Board of Supervisors](#) | [Contact Us](#) | [County Directory](#) | [County Elected Officials](#) | [Departments & Services](#)

County of
San Diego

DOING BUSINESS
HELP
JOB
NEWS & EVENTS
ON-LINE SERVICES
VISIT

ENVIRONMENTAL HEALTH

[Beach & Bay Water Quality](#)
[Contact Us](#)
[Contaminated Property](#)
[Current Events](#)
[DEH Goals](#)
[Educational Materials](#)
[Flies, Mosquitos, & Rats](#)
[Forms & Applications](#)
[Frequently Asked Questions](#)
[Hazardous Materials](#)
[Housing](#)
[Inspections & Permits](#)
[Jobs in DEH](#)
[Landfills](#)
[Project Clean Water](#)
[Public Records](#)
[Public Swimming Pools](#)
[Radiation Safety](#)
[Restaurants & Markets](#)
[Septic Systems](#)
[Spills & Releases](#)
[Stormwater](#)
[Toxic Waste](#)
[Underground Storage Tanks](#)
[Water Wells](#)

Department of Environmental Health

Hazardous Materials Establishment Listing Search

Updated Weekly on Mondays

Search on any combination of the fields provided or download the information.

If you would like to find information about leaking underground storage tanks or contaminated property in your neighborhood,

1. select your ZIP Code from the drop-down box,
2. limit search to sites with "Assessment Information," then click the "Submit" button.

or you may type in partial information for an Establishment Number, Establishment Name, Street Number, and/or Street Name. Make sure to include the Establishment Number. Please select City or Zip Code from the drop-down list. Click the "Submit" button after you have entered your search criteria.

Establishment Number:

Establishment Name:

Street Number:

Street Name:

City:

Zip Code:

Jamul

▼

Limit search to sites with:

☒ All Establishments

☐ Waste Information

☐ Inventory Information

☐ Assessment Information

☐ Tank Information

Page: 1 of 0
Total Records Found: 0

Establishment Details

Estab. Number	Establishment Name	Address	City	Zip Code
------------------	--------------------	---------	------	-------------

Subject Address
NOT on File.

<< < > >>

1032 42 8

Scope: 19310 MISCPATIO, ANTENNAS, TENNIS CTS

ADDRESS IS 14135 CAMPO ROAD

西區

[illegible]

Comments

1957

Scope: 18001	EXPIRED - ELECTRICAL ONLY, SFD/DUPLEX
--------------	---------------------------------------

CROSS STREET: MELODY LN
DESCRIPTION OF WORK: 4 TH SERVICE ON LOT 40 AMPS FOR WELL PUMP
(MULTI SERVICES ON LOT AGRICULTURAL USES)

歐陽文忠公

[illegible]

Result	Summary	Corrections	Comments
--------	---------	-------------	----------

西園

Scope:	18001	EXPIRED - ELECTRICAL ONLY, SFD/DUPLEX
--------	-------	---------------------------------------

CROSS STREET: MELODY
DESCRIPTION OF WORK: 100 AMP SERVICE FOR WELL PUMP ONLY

三國

[illegible]



FAX COVER SHEET

DATE 1/17/03 FAX NUMBER 858-694-3787
TO Custodian of Records COMPANY County of San Diego
FROM Richard Beck TOTAL PAGES INCLUDING COVER SHEET 1
SUBJECT Building Department Records
COMMENTS _____

I would like to request a copy of the Building Department Records for the following property:

* 14135 Campo Road, Jamul, CA 91935-3213

The request is part of an Environmental site Assessment.

Please fax the copy of Records to 949/~~858~~ 837-4122

Thank you.

Richard Beck

JOB NAME _____ JOB NUMBER _____

PLEASE GIVE COPIES OF THIS TRANSMISSION TO _____

SEND RETURN FAX TO:

949.472.8373

Computer Services
Construction Management
Corporate Management
Information Systems Services
Mapping
Special Services
Structural Engineering
Surveying

949.454.8576

Finance and Administration
Telecommunications

949.472.8122

Central Files
Land Development

949.472.3742

Water Resources

949.586.6531

Hydrology

949.837.8007

Business Development
Marketing
Media Services

X Transportation/Public Works

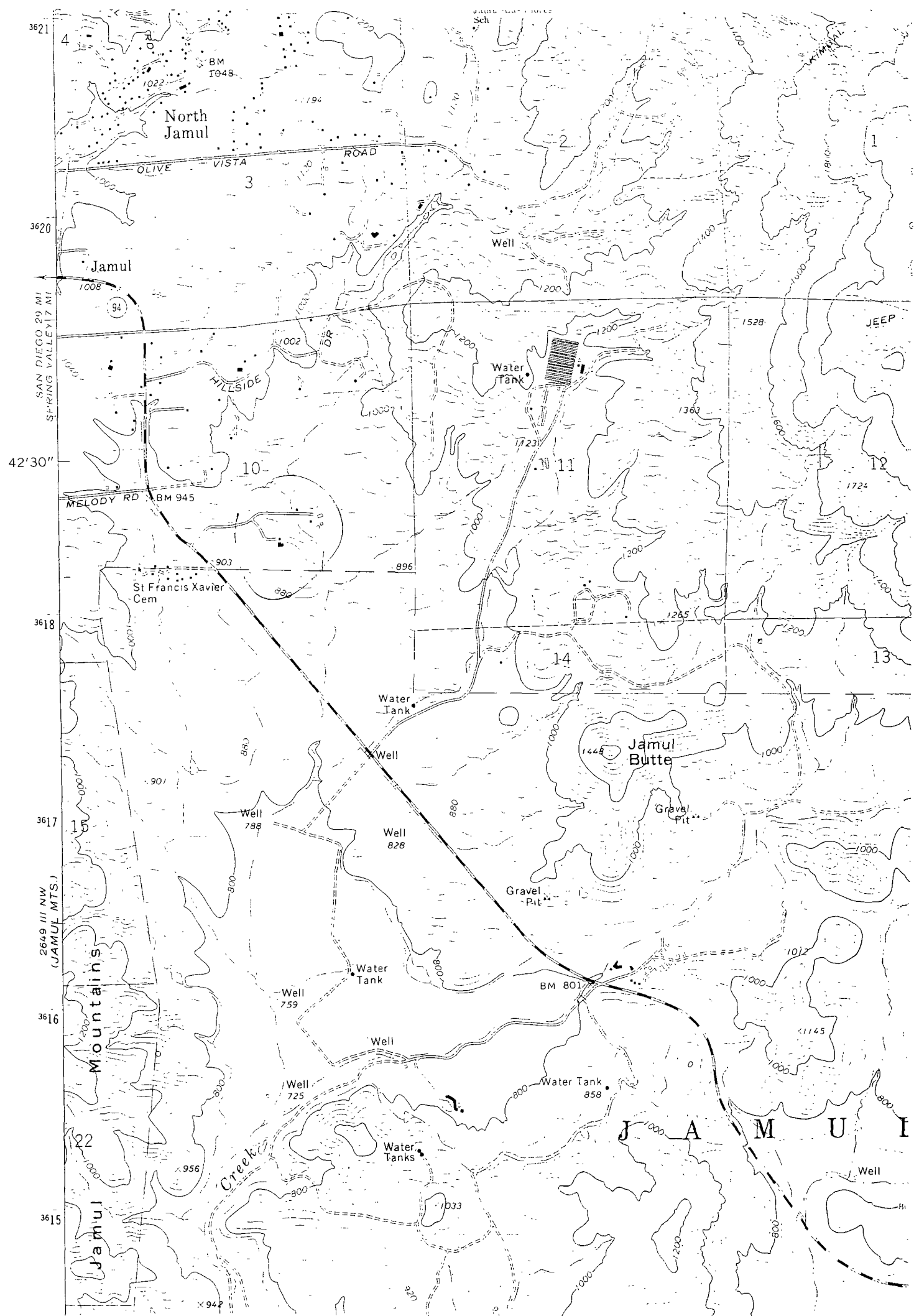
949.837.4122

Environmental Services
Planning
Urban Design Studio

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. NO PORTION OF THIS DOCUMENT MAY BE EXTRACTED OR REPRODUCED FOR ANY PURPOSES WITHOUT THE ADVANCE PERMISSION OF RBF CONSULTING.

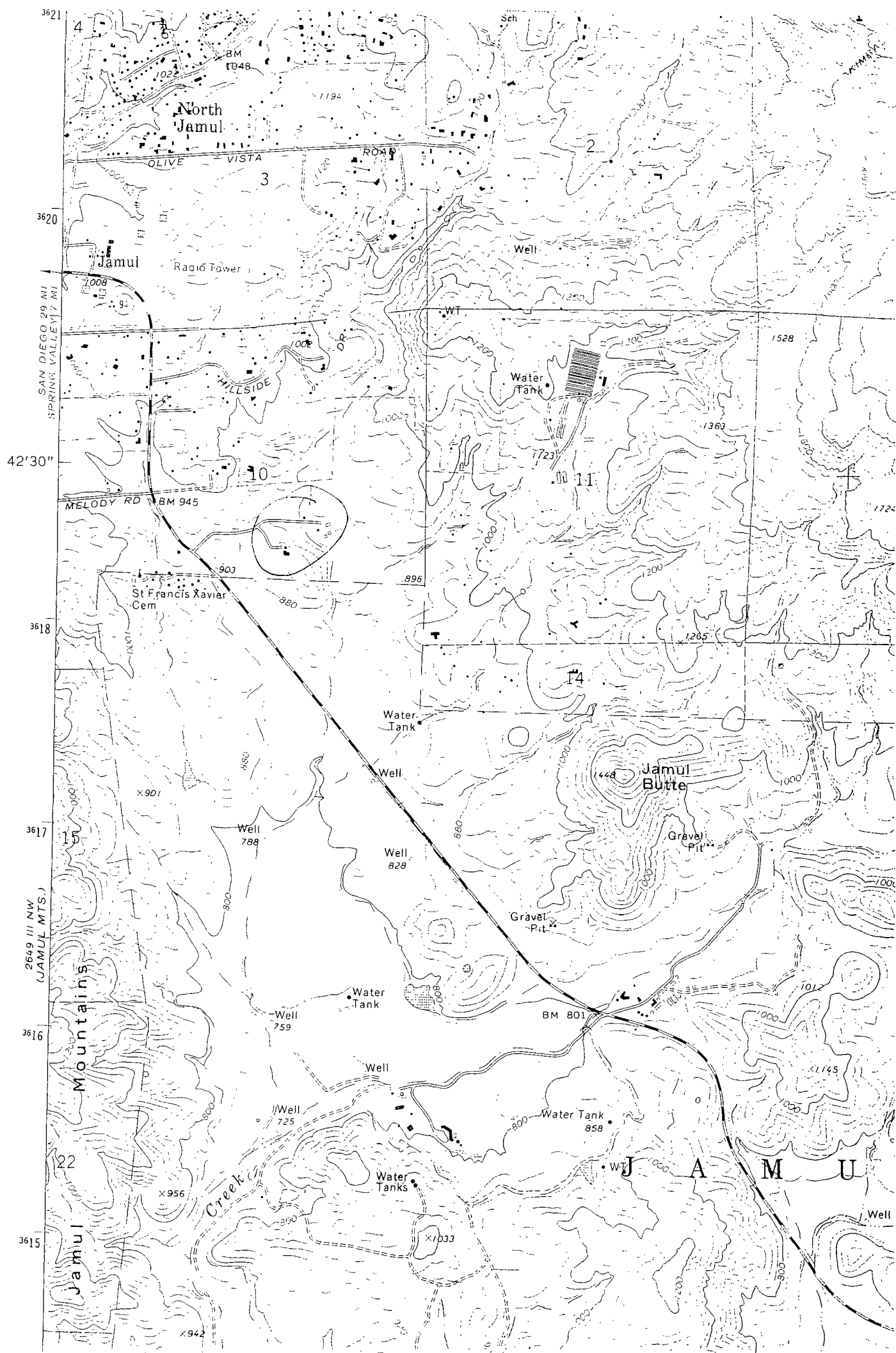
If there are any questions, or if you do not receive all documents, please call us.

14725 Alton Parkway, Irvine, CA 92618-2027 ■ P.O. Box 57057, Irvine, CA 92619-7057 ■ 949.472.3505



Inquiry Number: 523,285
TP Quad ☒ Adj Quad ☐ ↑N

Quad D-2020
Minute Series ☒ 7.5 ☐ 15 ☐ 30 ☐ Other _____
Year 1972
☐ Photorevised ☐ Inspected from _____
Scale ☒ 1:24,000 ☐ 1:62,500
☐ 1:125,000 ☐ Other _____



Inquiry Number: 903128-5
TP Quad ☒ Adj Quad ☐ ↑N

Quad D. 12. 2A
Minute Series ☒ 7.5 ☐ 15 ☐ 30 ☐ Other _____
Year 1986
☒ Photorevised ☐ Inspected from 1972
Scale ☒ 1:24,000 ☐ 1:62,500
☐ 1:125,000 ☐ Other _____



**The EDR-Aerial Photography
Print Service**

**Hills of Sienna
Peaceful Valley Ranch
Jamul, CA 91935**

January 2, 2003

Inquiry Number: 903128-6

***The Source
For Environmental
Risk Management
Data***

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

Environmental Data Resources, Inc.

Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2, page 11).

Aerial Photographs

Aerial photographs are a valuable historical resource for documenting past land use and can be particularly helpful when other historical sources (such as city directories or fire insurance maps) are not reasonably ascertainable. The EDR Aerial Photograph Print Service includes a search of aerial photograph collections flown by public and private agencies for the state of California. EDR's professional field-based researchers provide digitally reproduced historical aerial photographs at approximately ten year intervals.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8a.m-8pm EST)
with questions or comments about your report.
Thank you for your business!

Disclaimer

Copyright and Trademark Notice

This report contains information obtained from a variety of public and other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO NON-INFRINGEMENT OF THIRD PARTY RIGHTS, ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THIS REPORT OR THE INFORMATION CONTAINED OR REFERENCED THEREIN OR USED IN CONNECTION WITH THE PREPARATION THEREOF. ALL RISK IS ASSUMED BY THE USER. No liability to anyone is assumed, whether arising out of errors or omissions, negligence, accident or any other cause, for any loss or damage, including, without limitation, special, incidental, consequential, or exemplary damages.

Entire contents copyright 2000 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and the edr logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners. Use of such trademarks does not constitute an endorsement by Environmental Data Resources, Inc., or its affiliates, of the organizations claiming ownership thereof or the information obtained from such organizations and contained herein.



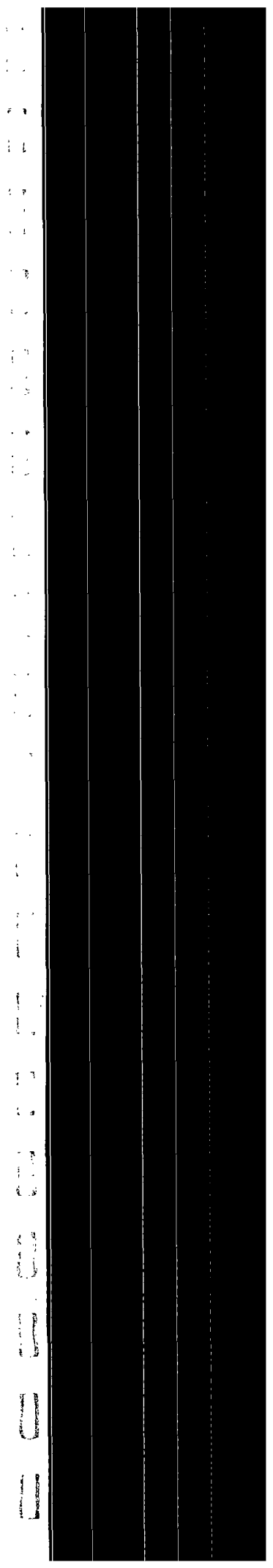
Inquiry # 903128.4

Year: 1963

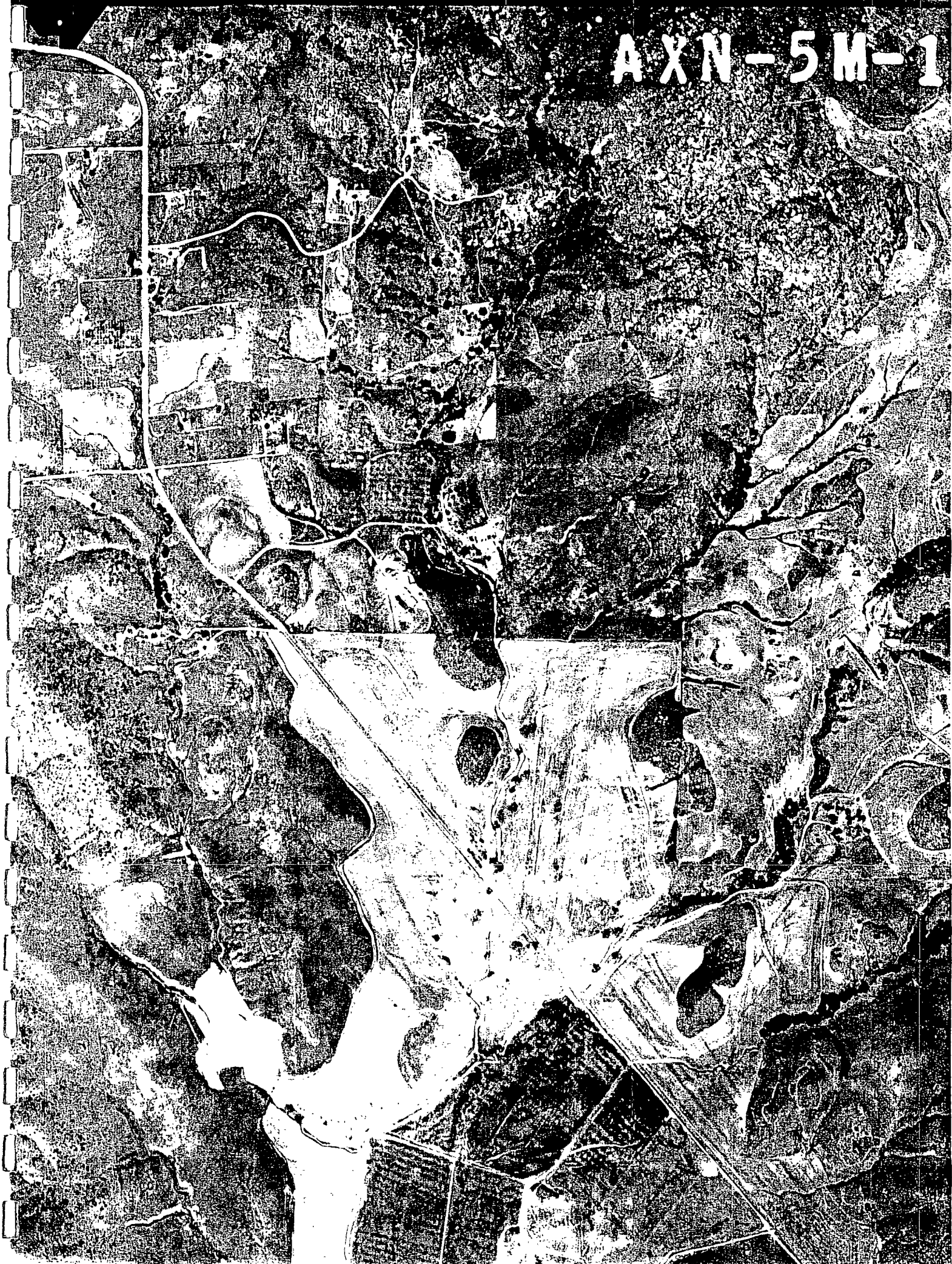
Flyer: Cartwright

Scale: 1"=555'

N↑

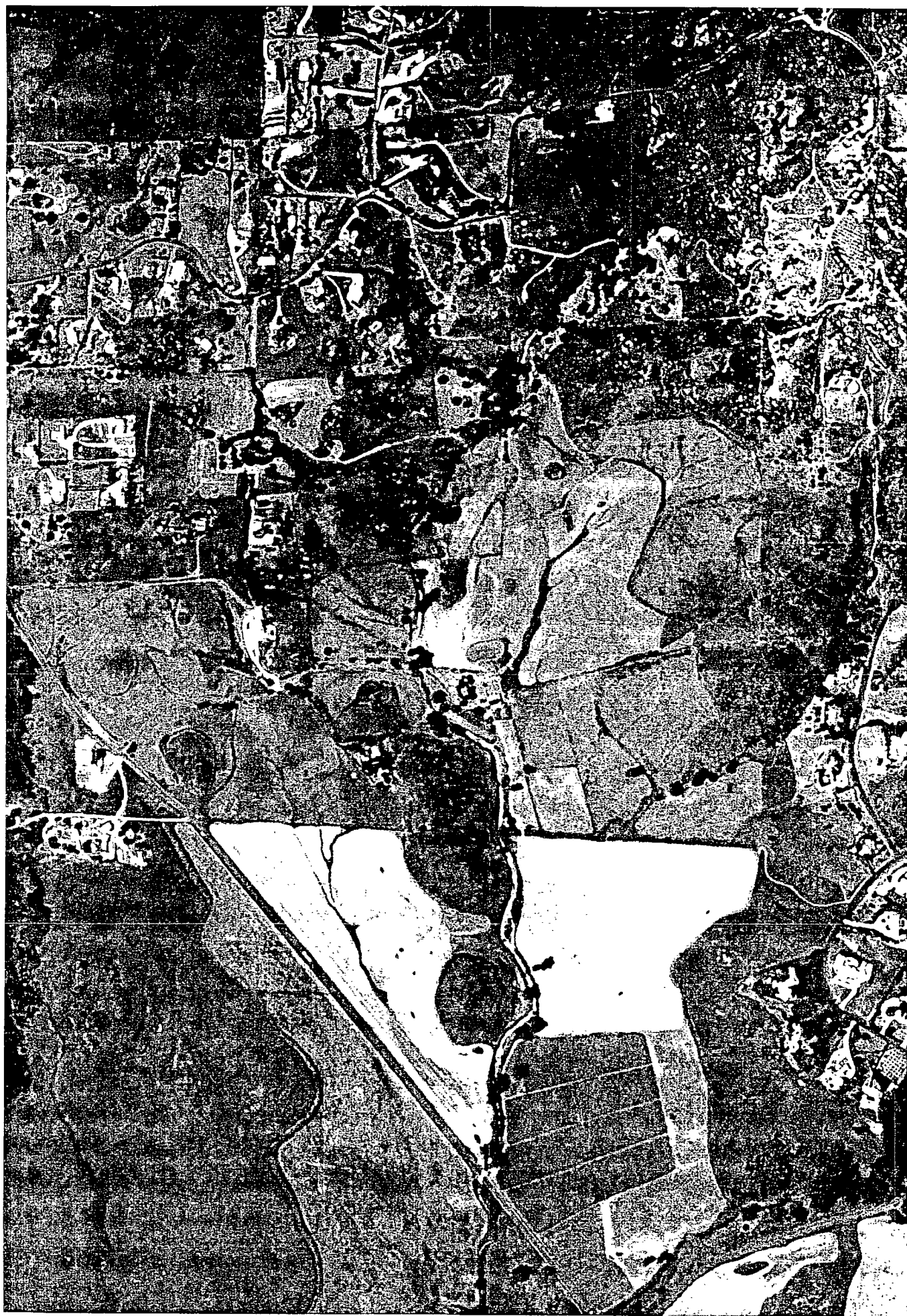


AXN-5M-1



Inquiry # 903128.6
Year: 1953
Scale: 1"=833'
Flyer: Park

N ↑



Inquiry # 903128.6

Year: 1994

Flyer: USGS

Scale: 1"=666'

↑
N

C. Qualifications of Environmental Professionals

QUALIFICATIONS AND EXPERIENCE

RBF Consulting, established in 1944, has over 55 years of experience in providing comprehensive land development services. Some, but not all of the services RBF Consulting provides includes:

- Construction Management
- Entitlement/Governmental Processing
- Environmental Services (CEQA/NEPA documents, permitting)
- Feasibility Studies/Due Diligence Reports
- Infrastructure Planning and Design (circulation, water, wastewater, flood control, dry utilities)
- Land Planning (Site Plans, Landscape Architecture, Specific Plans, Master Plans)
- Media Services (video, newsletters, presentation/marketing materials)
- ***Phase I Environmental Site Assessments***
- Site Engineering (Grading, Structures)
- Surveying, Mapping and Aerial Photogrammetry

FOCUS ON: Phase I Environmental Site Assessments (ESAs). Phase I ESA's prepared by RBF Consulting reflect the most current interpretations of industry standards which are the American Society for Testing & Materials (ASTM) standards for commercial real estate transactions (E1527-00 and E1528-00). The comprehensive in-house capabilities and professional experience in completing a wide range of projects allows RBF to effectively and efficiently complete Phase I Environmental Site Assessments for any type of property.

RBF REPRESENTATIVE PROJECTS

RBF Consulting's staff is uniquely qualified to effectively manage complex projects. RBF Consulting has prepared Phase I ESAs on vacant, residential, commercial, industrial and federal properties, for a wide range of clients. Our clients include, but are not limited to, the following:

- Avanti Investment Advisors (multiple sites)
- Bardeen Investment Company
- California Department of Transportation (multiple sites)
- City of Bell Gardens (multiple sites)
- City of Lake Elsinore
- City of Lynwood (multiple sites)
- City of Murrietta (multiple sites)
- City of Palm Desert
- City of Rancho Mirage
- City of Temecula
- City of Watsonville
- Community Southwest
- Kemper Real Estate
- Kredit Toronto Corporation (multiple sites)
- Lear Enterprises (multiple sites)
- Midland Properties (multiple sites)

KEY PERSONNEL

Projects are overseen by Mr. Bruce R. Grove Jr., Registered Environmental Assessor/Certified Environmental Inspector (REA/CEI) shall provide the quality assurance/quality control oversight of each Phase I ESA prepared. Document research and preparation will be provided by Mr. Richard Beck and Mr. William T. Rice II.

Bruce R. Grove Jr., REA #06865, CEI #14551

Senior Project Manager/Environmental Assessor-QA/QC, Environmental Services

Mr. Grove graduated from California State University, Chico, with a degree in Geography and Planning. Mr. Grove's professional environmental experience includes the management, review, and preparation of Phase I Environmental Site Assessments (ESAs), Initial Site Assessments (ISAs), and Environmental Baseline Surveys (EBSs) consistent with the American Society of Testing & Materials (ASTM) Standards for sites located throughout California, Nevada, and Arizona. In the past five years Mr. Grove has been involved in the preparation or review of well over 300 assessments. In addition Mr. Grove also serves as Field Analyst for several projects requiring conceptual analysis of flood control issues, including the assessment of existing wetland/habitat areas, opportunities for wetland habitat enhancement, and permit/regulatory services including acquisition of permits from the ACOE (404), CDFG (Streambed Alteration Agreements), and the State Water Quality Control Board (NPDES Dewatering, NPDES Stormwater Runoff, and Water Quality Certification).

Richard Beck

Project Coordinator, Environmental Services

Mr. Beck assists in the preparation of environmental and planning studies for public and private sector clients. As an Environmental Analyst at RBF, Mr. Beck has been involved with 404/401/1600 permit processing, wetland delineation, field studies, permitting in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), and Phase I Environmental Site Assessments. In the past two years Mr. Beck has personally evaluated over fifty (50) real properties in the southern California region.

William T. Rice, II

Environmental Analyst, Environmental Services

Mr. Rice graduated from California State University, Fullerton with both a bachelors and masters degrees in Geography with concentration in urban planning and environmental analysis. Mr. Rice's profession experience includes roles as Project Manager, Environmental Scientist and Environmental Analyst. Mr. Rice has researched and prepared numerous Phase I and Phase II Environmental Site Assessments; air, noise, water, and soil technical studies; lead characterization reports, asbestos characterization reports; geotechnical reports; and environmental impact reports. Mr. Rice's real property assessment experience includes projects ranging from large tracts of vacant undeveloped land and residential buildings, to factories, dry cleaning operations and superfund sites. Mr. Rice is certified in asbestos inspection and OSHA Hazardous Waste and Emergency Response Operations.